D3100.001
June 25, 2025

ENVIRONMENTAL IMPACT STATEMENT

MARLTON CROSSING
BLOCK 24.21* LOT 3
EVESHAM TOWNSHIP
BURLINGTON COUNTY, NJ

***PREPARED FOR*:**

AMS ACQUISTIONS
1 BRIDGE PLAZA NORTH, SUITE 840
FORT LEE, NJ 07024

***PREPARED BY*:**

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1.0 INTRODUCTION

DuBois and Associates, L.L.C. (DuBois) has been retained by The AMS Acquisitions to prepare an Environmental Impact Statement for the proposed development on a 8.805-acre site designated as Block 24.21, Lot 3 ("the site") located within Evesham Township, Burlington County, NJ. Pursuant to the Evesham Township Land Use and Development Regulations, an Environmental Impact Statement (EIS) has been prepared for the proposed site development, which includes the construction of a 325-unit multi-family townhome development, with associated parking areas, driveways, utilities, stormwater management facilities and common areas (herein termed, "the project site"). The project provides affordable housing within the Township of Evesham in satisfaction of its Constitutional affordable housing obligations. This report presents an inventory of existing environmental conditions at the site, an assessment of the probable or potential impact the development may have upon environmental conditions at the project site and in the surrounding area and provides an overview of measures taken to minimize any adverse environmental impacts that may be caused by the project.

As outlined within the context of this EIS, the proposed project has been designed in accordance with New Jersey Department of Environmental Protection (NJDEP) Stormwater Regulations (N.J.A.C. 7:8) and other applicable environmental regulations to have minimal impact on environmental resources and to avoid critical environmental areas to the maximum extent practicable. The site is in a location that is well suited to the proposed residential development and the site design layout is compatible with residential and commercial development in the area.

2.0 METHODOLOGY

This EIS has been prepared to document the decision-making process used to formulate and render a professional opinion concerning the subject site and development project. This report has been prepared through on and off-site field investigations of existing natural resources located on the site and desktop review of the following material:

- Evesham Township Development Regulations and Zoning;
- Evesham Township Centre Boulevard Redevelopment Plan (2025);
- New Jersey State Development and Redevelopment Plan;
- NJDEP Bureau of Geographic Information Systems;
- NJDEP NJ-GeoWeb Map Viewer;
- NJDEP Historical Preservation Office;
- Burlington County Soil Survey;
- Federal sources including USDA, USFWS, USEPA and FEMA
- Project materials supplied by the applicant, including:
  - Site Plan "Overall Site Plan; Marlton Crossing; Block 24.21, Lot 3, Tax Map Sheet 4; 100 Centre Boulevard; Evesham Township; Burlington County, NJ", prepared by Taylor Wiseman & Taylor
  - Stormwater Management Narrative, prepared by Taylor Wiseman & Taylor
  - Traffic Engineering Assessment, prepared by Shropshire Associates

DuBois performed an investigation of the site in June of 2025. On-site vegetation communities, wildlife, ecotone areas, and existing and surrounding land uses were evaluated in direct relation to probable or potential impacts that may be imposed on these resources by the proposed project.

3.0 SITE LOCATION & EXISTING LAND USE/LAND COVERAGE

The project site is depicted on Sheet 4 of the Evesham Township tax map (refer to *Figure 1: Evesham Township Tax Map*). The site is located on a corner site boarded by Old Marlton Pike to the north, Centre Boulevard to the west, and Lippincott Drive to the south (refer to *Figure 2: New Jersey Road Map*). The

site can be found on the SE Moorestown NJ United States Geological Survey (USGS) Quadrangle with NAD 1983 state plane coordinates (feet) of E(x) 371,722 and N(y) 385,668 at the approximate center of the site (*refer to Figure 3: SE Moorestown NJ Quadrangle Map*). The site is in the Lower Delaware Watershed Management Area (WMA 18), within the Pennsauken Creek watershed area (18BA), and the Pennsauken Ck SB (above Rt 41) subwatershed (HUC14: 02040202100040).

The site at 100-112 Centre Boulevard was developed in 1987 and has since operated as a professional and medical office park. The office park, which predates the Americans with Disabilities Act, has not been substantially renovated since its construction. Since 2017, the vacancy rate of the office park has increased and was approximately 25% vacant in 2022 (HGA, 2025). The site is completely developed; no natural areas exist on-site. Surrounding land use includes a mix of commercial uses including several prominent shopping centers (Marlton Crossing, Marlton Commons, Marlton Greene, and Marlton Square) and professional and medical offices. Townhouse / garden apartment style developments are located to the west and south of the site. Residential neighborhoods in single- family subdivision patterns are located further to the west and east. . Refer to *Figure 4: Aerial Map* for a depiction of the land coverage present on and in the vicinity of the subject site. Refer to representative photographs presented in *Appendix A* of the various land coverage present throughout the site and adjacent areas.

4.0 PROJECT DESCRIPTION

The project includes a 325-unit multi-family townhome development, with associated parking areas (256 spaces within surface lots and 329 spaces within parking garage), driveways, utilities, stormwater management facilities and common areas. Access to the development will be from Centre Boulevard and Lippincott Drive. All necessary approvals for development will be received prior to development. Sidewalks and three (3) amenity courtyards are provided throughout the proposed residential project. Potable water will connect to existing water main within Lippincott Drive and sewer will flow via gravity to existing mains within the site and connecting to Marlton Pike West. Refer to the plan entitled, "Overall Site Plan; Marlton Crossing; Block 24.21, Lot 3, Tax Map Sheet 4; 100 Centre Boulevard; Evesham Township; Burlington County, New Jersey", prepared by Taylor Wiseman & Taylor, and dated June 25, 2025.

The proposed multi-family development will result in more than one (1) acre of disturbance and therefore is classified as a major development and subject to compliance with the stormwater management rules NJAC 7:8, last amended July 2023. Although the project provides a slight increase in regulated impervious surface, there is a significant decrease of regulated motor vehicle surface and therefore is not subject to any water quality standards implemented by the State and local Ordinances. Since the project is situated within New Jersey's Metropolitan Planning Area 1 (PA-1) zone, groundwater recharge requirements are exempt for previously developed areas. This exemption is designed to facilitate urban redevelopment and support the state's planning goals for densely populated areas. Runoff quantity standards are accomplished with the implementation of a small-scale subsurface infiltration basin. The subsurface ADS StormTech system is designed to reduce the runoff quantity to ensure that there is no increase in peak runoff and volume leaving the site for the current and projected 2-, 10-, and 100-year storm events (Taylor Wiseman & Taylor, 2025).

On February 12, 2025, the Evesham Township Governing Body adopted the Evesham Centre Redevelopment Plan, which concluded that the property met the statutory criteria to be designated as an area in need of redevelopment (non-condemnation). The "purpose of the Centre Boulevard Redevelopment Plan is to permit the redevelopment of the existing, aging office park at 100-112 Center Boulevard into a multifamily residential development supported by Smart Growth principles such as walkability, compact design, and varied land use. This will allow the site to be repurposed for a new use that is conducive to both the surrounding residential and commercial areas, will expand the Township's diverse housing stock, and

will create opportunities to promote economic development within Downtown Marlton and surrounding commercial areas"… The Redevelopment Plan also includes a "provision of affordable housing units within an otherwise market-rate development that is vital to promoting opportunities for low and moderate income housing. Not only does this practice ensure that low and moderate income households have equitable access to quality housing, but it also serves to create a well-balanced and diverse community. The Redevelopment Plan envisions incorporating a component of supportive and special needs housing into the residential development. The redeveloper, with the assistance and cooperation of the Township, will partner with a specialized service provider to create an opportunity for supportive and special needs residents" (HGA, 2025).

5.0 SITE INVENTORY & ENVIRONMENTAL ASSESSMENT

5.1 Planning, Zoning & Demographics

5.1.1 The State Plan

According to the New Jersey State Development and Redevelopment Plan (NJSDRP), prepared by the State Planning Commission in June 1992, and re-adopted in March 2001, the project is located within a Metropolitan Planning Area (PA 1) (refer to *Figure 5: NJ State Planning Area Map*).

In the Metropolitan Planning Area, the State Plan's intention is to:

- Provide for much of the state's future development by encouraging growth in areas with existing infrastructure and services.
- Revitalize cities and towns to enhance their economic, social, and environmental vitality.
- Promote growth in compact forms to efficiently use land and resources.
- Stabilize older suburbs by supporting reinvestment and preventing decline.
- Redesign areas of sprawl to create more cohesive and sustainable communities.
- Protect the character of existing stable communities by ensuring new development is compatible with existing neighborhood patterns.

The Land Use Policy Objectives of the Metropolitan Planning Area are to promote redevelopment and development in cores and neighborhoods of centers and in nodes identified through cooperative regional planning efforts. Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the broader community. Ensure efficient and beneficial utilization of scarce land resources to strengthen the area's existing diversified and compact nature.

The Commercial Policy Objectives of the Metropolitan Planning Area are to provide a full range of commercial choices through redevelopment, new construction, rehabilitation, reuse of commercial buildings, and integration of commercial structures into the community's physical fabric, avoiding isolated commercial-only enclaves. Preserve existing commercial stock through maintenance, rehabilitation, and flexible regulation.

The Natural Resource Conservation Policy Objectives of the Metropolitan Planning Area are to reclaim environmentally damaged sites and mitigate future negative impacts, particularly to waterfronts, scenic vistas, wildlife habitats, critical environmental sites, and historic and cultural sites. Emphasize improving air quality to enhance public health and environmental quality. Use open space to reinforce neighborhood and community identity and protect natural linear systems, including regional systems that link to other planning areas.

5.1.2 Zoning

According to the Evesham Township Zoning Map, the site is within the C-1 Commercial 1 and EVCO Evesham crossroads overlay (refer to *Figure 6: Evesham Township Zoning Map*). The site is contained within the 2025 Centre Boulevard Redevelopment Area. New Jersey's Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (LRHL), empowers municipalities and local governments with the ability to initiate a process that transforms blighted properties into healthier, more vibrant, and economically productive land areas. The overall goal of this 2025 Plan envisions the development of a contemporary multifamily residential project with associated common space and structure parking. The purpose of the Centre Boulevard Redevelopment Plan is to permit the redevelopment of the existing, aging office park at 100-112 Center Boulevard into a multifamily residential development supported by Smart Growth principles such as walkability, compact design, and varied land use. This will allow the site to be repurposed for a new use that is conducive to both the surrounding residential and commercial areas, will expand the Township's diverse housing stock, and will create opportunities to promote economic development within Downtown Marlton and surrounding commercial areas. (HGA, 2025)

The 2025 Centre Boulevard Redevelopment Plan supersedes the underlying zoning applicable to the entire Redevelopment Area.

5.1.3 Demographics

The 2010 United States census counted 45,538 people, 17,620 households, and 12,316 families in the township. The population density was 1,555.1 inhabitants per square mile (600.4/km^2). There were 18,303 housing units at an average density of 625.0 per square mile (241.3/km^2). Of the 17,620 households, 32.8% had children under the age of 18; 57.1% were married couples living together; 9.8% had a female householder with no husband present and 30.1% were non-families. Of all households, 25.4% were made up of individuals and 8.6% had someone living alone who was 65 years of age or older. The average household size was 2.56 and the average family size was 3.12. 23.3% of the population were under the age of 18, 7.6% from 18 to 24, 26.2% from 25 to 44, 29.8% from 45 to 64, and 13.1% who were 65 years of age or older. The median age was 40.5 years.

As of 2020, the population estimate for Evesham Township by the United States Census was 46,826 people, reflecting an increase of 1,288 people from the counted in the 2010 Census. (US Census Bureau).

Planning, Zoning, & Demographics impact assessment

The residential project will promote the Land Use Policy Objectives of the Metropolitan Planning area by promoting diversification of land uses, including housing where appropriate, and ensuring efficient and beneficial utilization of scarce land resources throughout the Planning Area. The Housing Policy Objectives will be advanced by providing a full range of housing choices through new construction. The project will promote the Conservation Policy Objectives of the State Plan through the reclamation of environmentally damaged lands and the development of lands that are not environmentally sensitive. The project is compatible with the residential development to the north, west and east of the site.

The proposed project is designed consistent with the bulk and use standards of the 2025 Centre Boulevard Redevelopment Plan.

Based upon the census data, the population of Evesham Township has increased. The proposed residential project will serve to address the demand for housing, including affordable housing, within the Township of Galloway in satisfaction of its Constitutional affordable housing obligations.

Steps taken to minimize impacts

The proposed project has been designed to avoid critical environmental resources. Discussion of on-site natural resources and their probable or potential impacts and minimization measures are to be discussed further within the context of this report.

The proposed project site is surrounded by commercial and residential development and roadway/highway networks. The development has existing access from established roadways. The project has been designed outside any environmentally sensitive areas.

The proposed project promotes the goals and objectives of the 2025 Centre Boulevard Redevelopment Plan.

5.2 Geology & Subsurface Water

5.2.1 Bedrock Geology

The site lies within the Inner Coastal Plain Physiographic Province. The Inner Coastal Plain Province is characterized by relatively flat lowlands formed of metamorphic, and igneous rocks that are interbedded with layers formed by oceanic (marine) deposition. According to the GIS data layer entitled "Bedrock Geology for New Jersey", provided by the NJDEP New Jersey Geological Survey (NJGS), the site is underlain by the Hornerstown Formation (refer to *Figure 7: New Jersey Bedrock Geology Map*). The Hornerstown Formation is a Paleocene-aged sedimentary unit that crops out primarily in the inner coastal plain of central and southern New Jersey. It represents a marine depositional environment that immediately followed the mass extinction event at the end of the Cretaceous. It is made up of greenish-gray to dark green glauconitic sand and silty sand, often clayey in parts .

5.2.2 Bedrock Aquifer

The primary groundwater aquifers beneath the site are unconsolidated Coastal Plain sediments, not traditional bedrock aquifers. These include:

- Kirkwood–Cohansey aquifer system – an unconfined (or locally confined) sand-and-gravel aquifer.
- Potomac–Raritan–Magothy aquifer system – a series of confined Cretaceous-age sands (NJGWS, 2011).

5.2.3 Surface Geology

According to the GIS data layer titled "Surface Geology for New Jersey," provided by the NJDEP NJGS, the surficial geology beneath the site consists of Upland Gravel (refer to *Figure 8: NJ Surface Geology Map*). The Upper Gravel layer of New Jersey is a weathered, quartz-rich gravel deposit found on upland surfaces of the inner Coastal Plain. Likely deposited by ancient river systems during the Tertiary period, it represents a geologically important relict surface that helps reconstruct the state's ancient topography and drainage history (NJGWS, 2014).

Geology & Subsurface Water impact assessment

Minimal disturbance of the referenced bedrock and surficial formations will occur as a result of grading, subsurface utility installation, foundation construction and associated earth disturbances. Such disturbances are anticipated to displace and modify underlying soils, which will remain on-site during construction of the project. There are no geologic limitations including faults or impermeable bedrock that may pose development limitations. The property is presently largely disturbed by the existing commercial use.

Recharge to the aquifer system occurs primarily through the infiltration of precipitation in upland areas. Introduction of impervious surfaces will prevent and inhibit infiltration, respectively, so a stormwater management design shall convey runoff to an infiltration/detention treatment basin that will efficiently collect the quantity and treat the quality of runoff captured. The proposed multi-family development will result in more than one (1) acre of disturbance and therefore is classified as a major development and subject to compliance with the stormwater management rules NJAC 7:8, last amended July 2023. Although the project provides a slight increase in regulated impervious surface, there is a significant decrease of regulated motor vehicle surface and therefore is not subject to any water quality standards implemented by the State and local Ordinances. Since the project is situated within New Jersey's Metropolitan Planning Area 1 (PA-1) zone, groundwater recharge requirements are exempt for previously developed areas. This exemption is designed to facilitate urban redevelopment and support the state's planning goals for densely populated areas. Runoff quantity standards are accomplished with the implementation of a small-scale subsurface infiltration basin. The subsurface ADS StormTech system is designed to reduce the runoff quantity to ensure that there is no increase in peak runoff and volume leaving the site for the current and projected 2-, 10-, and 100-year storm events.

Connection to public water existing within Lippincott Drive, as opposed to individual wells, will not impose any drawdown of the water-table aquifer in the local area, thereby avoiding subsurface hydrologic flow impacts to the ground water table. Individual subsurface sewer facilities or well features that would adversely impact groundwater or other geologic features are not proposed.

Steps taken to minimize environmental impacts

The stormwater management system has been designed to manage the increase in runoff in conformance with Township and New Jersey Department of Environmental Protection (NJDEP) standards.

All excavation and grading shall be performed in accordance with details provided on the site plan which contains soil erosion and sediment control provisions to prevent the displacement and translocation of exposed geologic sediments. The project will adhere to an approved Soil Erosion and Sediment Control Plan which will follow BMPs contained within the *Standards for Soil Erosion and Sediment Control in New Jersey*. This is necessary to avoid adverse impacts of displaced soil (geologic substrate) on adjacent lands. It will include engineering standards and vegetative standards to control land disturbance activities. Standards to be employed include:

- installing sediment barriers (silt fence) around the entire development envelope to intercept and detain potential transported sediment;
- temporary stabilization by spreading seed, mulch and salt hay to reduce potential damage from wind and water erosion until permanent stabilization is accomplished;
- permanent vegetative cover of grass seed mix after final grading;
- if necessary, water will be applied to prevent the establishment of dust from exposed soil surfaces;
- stabilized pad of clean crushed stone located at points where traffic will be accessing a construction site.

Proper grading will protect against soil loss from erosion, enhance establishment of permanent vegetative cover and help to properly manage stormwater runoff all of which will reduce off-site discharge of pollutants.

5.3 Burlington County Soil Survey

According to the SSURGO GIS data layer provided by the USDA Natural Resources Conservation Service, (NRCS) the site is underlain by two (2) soil map units (*refer to Figure 9*: *Burlington County Soil Survey Map*). The following major soil description is referenced from the USDA NRCS Web Soil Survey (USDA NRCS).

Map unit: ComB – Collington fine sandy loam, 2 to 5 percent slopes
The Collington component makes up 77 percent of the map unit. Slopes are 2 to 5 percent. This component is on fluviomarine terraces, flats, and coastal plains. The parent material consists of glauconite bearing loamy fluviomarine deposits. Depth to a root restrictive layer is more than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high to high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: MapB- Marlton fine sandy loam, 2 to 5 percent slopes
The Marlton component makes up 22 percent of the map unit. Slopes are 2 to 5 percent. This component is on flats, knolls, and coastal plains. The parent material consists of glouconitic clayey marine deposits. Depth to a root restrictive layer is more than 80 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low to moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Soil characteristics determine development suitability and potential uses of land. Some soils have significant limitations for building site development, and special planning, design and/or maintenance procedures are required to overcome or minimize development impacts on properties. The following table lists the physical properties, suitabilities and/or limitations of on-site soils in regards to building site development, obtained from the USDA Natural Resources Conservation Service Web Soil Survey:

Table 1: Physical properties, suitabilities and/or limitations of on-site soils in regards to building site development

Soil Name	Shallow Excavations	Dwellings With Basements	Local Roads and Streets	Lawns and Landscaping
ComB	Somewhat Limited	Not Limited	Somewhat Limited	Somewhat Limited
MapB	Somewhat Limited	Somewhat Limited	Somewhat Limited	Somewhat Limited

* Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Soil Survey mappings are an approximation as to the extent of on-site soil types, and field verification is necessary to determine the accuracy of the mappings.

Soils Impact assessment

The proposed redevelopment project will remove topsoil and will result in the displacement of some soils through grading, subsurface utility installation, drainage basin excavation, foundation construction and associated earth disturbances.

Steps taken to minimize environmental impacts

The project will include soil stabilization measures necessary to ensure soil stability and prevent erosion. This will be achieved by following the *Standards for Soil Erosion and Sediment Control in New Jersey* and adhering to an approved Soil Erosion and Sediment Control Plan. Measures to be employed include those aforementioned in *Chapter 5.2 Steps taken to minimize environmental impacts*. Silt fence will be placed around the entire limit of disturbance. All topsoil stripped from the development area will be stockpiled, temporarily stabilized and redistributed throughout the site. Details of the proposed soil erosion and sediment control measures will be prepared and depicted on the plan set as part of major subdivision approval.

The project will comply with the Burlington County Soil Conservation District (SCD) requirements.

5.4 Sewerage

The proposed development will connect to an existing sanitary sewer system on-site. The sewer then connects to a public sanitary sewer main in Marlton Pike West. Sewage is treated at the Woodstream Sewer Treatment Plant operated by the Evesham Township Municipal Utilities Authority. The entire site is included within the sewer service area approved through an amendment to the Tri-County Water Quality Management Plan in 2014.

Sewerage impact assessment

The Evesham Township Municipal Utilities Authority will be able to accommodate the additional amount of sewage generated from the proposed project. All requisite permits and approvals will be attained.

Steps taken to minimize environmental impacts

Connection to a public sewerage system negates the need for on-site subsurface treatment facilities, thus avoiding the potential for underground leaks or faulty sewerage discharge.

5.4 Freshwater Wetlands, Hydrology & Surface Water Quality

The NJDEP Freshwater Wetlands Geographic Information Systems (GIS) mappings do not depict freshwater wetlands on the site (refer to *Figure 10: Freshwater Wetlands Map*). This was confirmed during field investigations

There are no streams or other surface water features located on the site. The nearest waterway is the South Branch Pennsauken Creek is located approximately 1,29 feet to the southwest of the site. The site is in the Lower Delaware Watershed Management Area (WMA 18), within the Pennsauken Creek watershed area (18BA), and the Pennsauken Ck SB (above Rt 41) subwatershed (HUC14: 02040202100040).

According to the Federal Emergency Management Agency (FEMA) Preliminary FIRMs, the site is not mapped within a flood hazard area zone (refer to *Figure 11: FEMA Flood Hazard Map*).

Freshwater Wetlands, Hydrology and Surface Water Quality impact assessment

The project site lies outside of freshwater wetlands, freshwater wetlands transition areas, flood hazard areas and riparian zones; therefore, no direct impacts to these resources are anticipated to occur from the project.

Stormwater management is required to be designed in compliance with the Stormwater Management Rules specific to water quantity and water quality standards and will therefore minimize impacts to surrounding areas. The stormwater management system shall direct all runoff from the impervious areas of the site to the stormwater basins located in the western and eastern portions of the site. Conveyance of runoff to the infiltration basins will maintain existing levels of groundwater recharge and provide for water quality treatment. The adopted total suspended solids removal rate for infiltration basins is 80 percent. Additional details will be provided as part of the site plans. Contributing sources of pollutants or contaminants stemming from the project may feasibly include nitrogen and phosphorous from lawn fertilizer applications; herbicide and pesticide application; or wind-blown refuse.

Steps taken to minimize environmental impacts

The project is located outside of critical environmental areas, notably freshwater wetlands, freshwater wetlands transition areas, flood hazard areas and riparian zones. Riparian corridor and wetland protection are essential aspects of the intent and purposes stated under New Jersey Municipal Land Use Law, and the project does not impact these sensitive areas.

The goal of the stormwater management plan is to reduce the potential for flood damage, minimize any increase in stormwater runoff, reduce soil erosion, assure the adequacy of proposed infrastructure, maintain groundwater recharge, prevent an increase in nonpoint pollution, maintain the integrity of existing off-site wetlands and watercourses, minimize pollutants and protect public safety through proper design. The stormwater basins will utilize effective NJDEP and Township BMPs designed for water quality purposes. Runoff quantity standards are accomplished with the implementation of a small-scale subsurface infiltration basin. The subsurface ADS StormTech system is designed to reduce the runoff quantity to ensure that there is no increase in peak runoff and volume leaving the site for the current and projected 2-, 10-, and 100-year storm events. The infiltration basins will have a maintenance plan to prevent neglect or adverse alteration.

5.5 Topography and Slope

Overall existing ground surface elevations within the site slope from north to south and towards the center of the site. The site has elevations ranging from 105 feet in the southern portion of the site and 93 feet in the northwestern portion of the site. Additional details with regards to existing and proposed elevations and topography are included on the major subdivision plans.

Topography and Slope impact assessment

The site will be graded as necessary to accommodate the development, which will adjust any existing topographic contours.

Steps taken to minimize environmental impacts

The site is completely disturbed. Grade changes will result in disturbance to surface and subsurface soils due to grading of the existing undisturbed soils. BMPs for soil erosion and sediment control will be followed to mitigate the negative effects of exposed and displaced soil. Said BMPs are outlined above under Section 5.2.

5.6 Vegetation Communities

The site falls within the Eastern Broadleaf Forest Province of the U.S. Forest Service's National Hierarchical Framework of Ecological Units (ECOMAP). The site is currently fully developed with maintained lawn and is located within urban land use. A depiction of existing vegetation communities is presented within

Figure 12: Vegetation Communities Map. Refer to *Appendix A: Site Photographs* for a depiction of the site and surrounding landscape.

The vegetative upland areas throughout the site consist of white pine (*Pinus strobus*), red maple (*Acer rubrum*), pin oak (*Quercus palustris*), willow oak (*Quercus phellos*), burning bush (*Euonymus alatus*), hedges such as privet (*Ligustrum* spp.), autumn olive (*Elaeagnus umbellata*) and grass species.

Due to the absence of wetlands there is no hydrotropic vegetation located within the site.

Vegetation Communities impact assessment

A vegetation inventory was compiled for the site, and a background investigation was conducted to ensure the site is not associated with any rare, threatened or endangered floral species. DuBois reviewed Natural Heritage Database correspondence from the NJDEP, Division of Parks and Forestry, Office of Natural Lands Management, Natural Heritage Program (NHP) for any threatened or endangered faunal or floral occurrences located upon or within the immediate vicinity (¼ mile) of the property. The Natural Heritage Program correspondence letter dated May 30, 2025 does not identify rare plants on-site or within the immediate vicinity of the site. There are no exemplary vegetation communities present on the site. The site is composed of a disturbed deciduous forest. Existing conditions do not represent a significant contribution to the landscape region. As shown on the site plan, portions of each lot will result in the removal of vegetation to accommodate site grading and the construction of the residential buildings. Vegetation removal is not expected to be particularly averse to the local flora and fauna.

Rare plants most often coincide with rare or specialty habitat types, such as early successional emergent wetlands including open bogs or fens, as an example. The forested and isolated wetlands within the project area do not represent specialty habitat types with potential for rare plant occurrences. The NHP grid depicts that the project site is within a grid containing the location of a state threatened or endangered plant. Therefore the project is not likely to adversely affect any state protected vegetation.

Based on this assessment, it is the determination of DuBois that the proposed project will not result in significant adverse impacts to vegetation of critical and sensitive biotic communities.

Steps taken to minimize environmental impacts

There are minimized impacts to mature biotic communities as a result of the project. The applicant will adhere to an approved landscaping plan. The development site shall be ornamentally landscaped with native and varietal species. Details and locations of all landscaping and proposed tree planting will be prepared and presented as part of the site plan approval process.

5.7 Wildlife

The subject site is located within the Pinelands and Inner Coastal Plain landscape region, as identified by the NJDEP NJ Wildlife Action Plan. The Pinelands Landscape Region is a vast and ecologically significant area covering approximately 1.1 million acres in southern New Jersey. It is characterized by its extensive forests of pitch pine (Pinus rigida) and oak species, as well as unique wetland ecosystems such as cedar swamps, Atlantic white cedar bogs, and pocosins (NJDEP 2008). This area of the Township, including the Redevelopment Area, is within the Pinelands National Reserve, which is federally recognized, but outside the jurisdiction of the State Pinelands Commission.

DuBois reviewed Natural Heritage Database correspondence from the NJDEP, Division of Parks and Forestry, Office of Natural Lands Management, Natural Heritage Program (NHP) for any threatened or

endangered faunal or floral occurrences located upon or within the immediate vicinity (¼ mile) of the property. The May 30, 2025 NJDEP NHP response letter (NHP File No. 25-3907488-33699) indicates the absence of endangered or threatened species habitat on site. (Refer to *Appendix B: NJDEP Natural Heritage Program Report*).

Vernal habitats contain pools that are confined depressions, either natural or man-made, that maintain ponded water for part of the year and are devoid of breeding fish populations. These temporary pools provide habitat to many species of amphibians, several of which breed exclusively in vernal pools, as well as a multitude of insects, reptiles, plants, and other wildlife. NJDEP Landscape Project mappings and NJDEP NHP correspondence indicate that the subject site lies outside of any confirmed or potential vernal habitat areas.

Wildlife impact assessment

Many species of conservation concern are present within the Pinelands landscape region; however, the subject site does not contain any important or exemplary Pinelands' vegetation communities that would provide significant habitat for Pinelands' wildlife.

Although a variety of birds or small mammalian wildlife have the potential to use or be transient upon the site, the site does not provide significant functional habitat for rare or special-concern wildlife; therefore, development of the site is not expected to be particularly averse to rare fauna. Many of the wildlife species encountered during the site inspections are commonly found within urban or suburban habitats and the site, post-development, will continue to provide habitat.

There are no anticipated adverse impacts to aquatic organisms as the development will be located more than 300 feet from the nearest waterbodies.

Steps taken to minimize environmental impacts

There are no anticipated impacts to wildlife species. Post-development, both resident and migratory birds are likely to benefit from landscaping features that will provide potential food sources on the site, similar to what exists today.

5.8 Threatened & Endangered Species

5.8.1 Fauna

NJDEP Office of Natural Lands Management, Natural Heritage Program (NHP) Database records for potential threatened/endangered species occurrences, and NJDEP Landscape Project Mappings which depict habitat polygons used to value areas for potential threated and endangered wildlife habitat were reviewed to obtain a list of species with potential to occur within the local area (refer to *Figure 13: NJDEP Landscape Project (v3.4) Map*). Based on these records and the NHP response received on May 30, 2025 NJDEP NHP response letter (NHP File No. 25-3907488-33699) indicates the absence of endangered or threatened species habitat on site (refer to *Appendix C: NJDEP Natural Heritage Program Correspondence*). This was confirmed by DuBois through field investigations and current and historic land use on-site and within the general vicinity. The May 30, 2025 NHP response letter lists potential occurrences of Northern Long-eared Bat (*Mytosis septentrionalis*) within the vicinity of the project site.

5.8.2 Flora

DuBois reviewed the NJDEP GIS Natural Heritage Priority Sites Maps. The Natural Heritage Priority Sites Coverage was created to identify critically important areas to conserve New Jersey's biological diversity, with particular emphasis on rare plant species and ecological communities. According to the NJDEP, the site and surrounding area lie outside of any Natural Heritage Priority Sites.

Dubois also reviewed the NJDEP GIS Natural Heritage Grid Map for data on rare plant species and ecological communities. The Natural Heritage Grid Map divides each U.S.G.S. quadrangle map into one hundred (100) cells, with each cell ranging from three hundred fifty-eight (358) to three hundred seventy-two (372) acres in size. If a rare plant or ecological community is documented anywhere within a cell, then the entire cell will be coded for the occurrence. Each grid cell is coded into one (1) of four (4) categories: 1) S – the location is precisely known within the cell; 2) M – the location is not precisely known but the documented location is only known to within 1.5 miles; 3) BOTH – both precisely known and less precise occurrences are found within the same cell; and 4) NONE – the cell does not contain any documented records. A portion of the site is mapped within the Gird Cell M, for the state endangered smooth beardtongue (*Penstemon laevigatus*), however, according to the NHP letter, this rare plant species are not mapped on-site.

Threatened & Endangered Species impact assessment

Rare plants most often coincide with rare or specialty habitat types, such as early successional emergent wetlands including open bogs or fens, as an example. The upland area within the project area do not represent specialty habitat types with potential for rare plant occurrences. No rare flora was documented in the vicinity of the site, and it is the determination of DuBois that the site does not exhibit suitable habitat for any of the rare listed plant species.

Field evaluations to determine whether suitable habitat is present on the property to support the target listed species were conducted in June 2025 by the biological staff of DuBois. The habitat assessment methodology included evaluating characteristics of the property and vicinity in relation to the habitat requirements of the referenced species. Habitat requirements were derived from the life history of the target species, review of scientific literature and experience of DuBois biologists who have studied these species for over 20 years. The habitat investigations incorporated the assessment of local geology, subsurface soils and substrate, vegetation communities, river and aquatic characteristics, ecotone areas, and surrounding land uses in relation to the habitat requirements of the target species. The results of such were used to evaluate whether or not the property and vicinity provides all the components necessary to potentially sustain a population of species.

Northern Long-eared Bat Maternity Colony *(Myotis septentrionalis),* Federally threatened

NJDEP Landscape mappings and the NHP correspondence notet northern long-eared bat habitat within the vicinity of the site.

In New Jersey, the range of the northern long-eared bat covers the entire state. The site does not contain suitable bedrock geologic features to support wintering populations of northern long-eared bat, such as caves or abandoned mines. There are currently eight (8) known northern long-eared bat hibernacula in New Jersey, all located in the northern part of the State.

Forested habitats are preferred foraging areas for northern long-eared bat (USFWS NJFO 2014). Northern long-eared bats have been observed foraging along forest edges, over forest clearings, at tree-top level, and occasionally over ponds (BCI 2014). There is a slight potential for the northern long-eared bat to use the

existing site as a hunting corridor to forage for prey items such as moths, flies and beetles within the corridors located throughout the site and along forest edges. Given the summer range of the northern long-eared bat and location of the site among forested habitat, the site is located possibly in a suitable foraging landscape for the northern long-eared bat.

During the summer months, northern long-eared bats roost singly or in colonies underneath bark, in cavities of trees, or in crevices of both live and/or dead trees. They have also been known to roost in man-made structures as well. Northern long-eared bats prefer to roost in tall trees with a dynamic forest structure including old growth and some young trees (Foster and Kurta 1999). This bat seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices (USFWS 2014). Females form small maternity colonies which are located in trees, under shingles, and in buildings. The site was investigated for the potential to offer suitable roosting habitat for the northern long-eared bat. Northern long-eared bats are documented to roost in over 35 different species of trees (USFWS 2014). Tree dbh three inches or greater in diameter are considered a suitable roost tree size for this species (USFWS 2014). The majority of the site is comprised of successional scrub shrub habitat that lacks the characteristics of suitable roosting habitat. While trees within the wooded areas on-site were observed to exceed three inches in diameter, the trees did not exhibit loose, flaky bark and cracks/crevices where a bat can feasibly roost under.

The site is completely developed and is unlikely to provide foraging and roosting opportunities for this species. Further, the site was not identified as critical habitat for this species by the Landscape Project or Natural Heritage Program. Accordingly, the site is not deemed suitable habitat.

Steps taken to minimize environmental impacts

No adverse impacts to threatened or endangered species or rare flora will occur as a result of the project. As no species were identified on the site, steps to minimize environmental impacts are not proposed.

5.9 Air Quality

Each year, the NJDEP Bureau of Air Monitoring produces an Air Quality Report, which summarizes air quality data for the entire State. The most recent report available is based on 2019 data. This report provides concentrations of individual pollutants and compares them to the National Ambient Air Quality Standards (NAAQS). The major objectives of monitoring air pollutant levels are:

- To provide an early warning system for pollutant levels that may have the potential to endanger public health;
- To assess air quality in light of established public health and welfare standards; and
- To track air pollution trends and changes in ambient air quality due to changes in the amounts of pollutants emitted.

In 2019, the NJDEP Bureau of Air Monitoring operated 3 ambient air monitoring stations. The stations vary in the number and type of monitors operating at each site. The NJDEP air monitoring program is primarily focused on the measurement of pollutants for which NAAQS have been established, also known as criteria pollutants. Criteria pollutant monitoring is regulated by the United States Environmental Protection Agency (USEPA), which prescribes the design and siting of the monitoring networks, the acceptable monitoring methods, and the minimum quality assurance activities. Only data which meet USEPA requirements can be used to determine compliance with the NAAQS. There are six criteria air pollutants: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO2), ozone (O3), sulfur dioxide (SO2), and particulate matter (PM). In this area of the state, monitoring sites are located at Clarksboro for particulate matter (PM) and ozone (O_3). Monitoring sites at Ancora State Hospital also measure ozone.

Table 2: National Ambient Air Quality Standards (NAAQS)

	Primary	**Secondary**
Total suspended Particulates (ug/m^3)		
12-month geometric mean[b]	10.2 ug/m^3[a]	-
Average 24-hour concentration[b]	26.3 ug/m^3[c]	-
Inhalable Particulates (PM10) (ug/m^3)		
Annual arithmetic mean	37 ug/m^3	-
24-hour average	150 ug/m^3	150 ug/m^3
Sulfur Dioxide (SO^2) (ug/m^3)		
12-month arithmetic mean	80 ug/m^3 (0.03 ppm)	60 ug/m^3 (0.02 ppm)[b]
Average 24-hour concentration	365 ug/m^3 (0.14 ppm)[a]	260 ug/m^3 (0.10 ppm)[a]
Average 3-hour concentration	-	1300 ug/m^3 (0.50 ppm)[a]
Average 1-hour concentration	75 ppb	-
Nitrogen Dioxide (NO^2) (ug/m^3)		
12-month arithmetic mean	100 (0.05 ppm)	100 (0.05 ppm)
Annual average	100 ug/m^3 (0.53 ppm)	100 ug/m^3 (0.53 ppm)
1-hour average guideline	190 ug/m^3 (0.100 ppm)	-
Carbon Monoxide (CO) (ug/m^3)		
Average 8-hour concentration	10 mg/m^3 (9 ppm)	10 (9 ppm)[f]
Average 1-hour concentration	40 mg/m^3 (35 ppm)	40 (35 ppm)[f]
Ozone (O^3) (ug/m^3)		
Maximum daily 1-hour average	235 ug/m^3 (0.12 ppm)[f]	160 ug/m^3 (0.08 ppm)[b]
1-hour average	-	235 ug/m^3 (0.12 ppm)[f]
8-hour average	0.075 ppm	0.075 ppm

* ug/m^3 - micrograms per cubic meter
* ppm - parts per million
* ppb – parts per billion
* mg/m^3 - milligrams per cubic meter

Notes:

a. New Jersey standards are not to be exceeded more than once in any 12-month period, while National short-term standards are not to be exceeded more than once in a calendar year.
b. New Jersey standard only.
c. Intended as guideline for achieving short-term standards.
d. National Ambient Air Quality Standard.
e. National standards uses block averages, midnight to midnight, rather than moving averages.
f. Maximum daily 1-hour average: averaged over a three (3) year period, the expected number of days above the standard must be less than or equal to one.

Source: New Jersey Department of Environmental Protection, Bureau of Air Monitoring, 2015 Air Quality Report.

The Air Quality Report includes a listing of the Highest Pollutant Standards Index with the location for days that were Unhealthy (UH), Very Unhealthy (VUH), and Unhealthy for Sensitive Groups (USG). No listings were observed in regards to the listing of Highest Pollutant Standards Index. The 2015 Annual Summary reports that 190 "Good" days, 150 days were "Moderate," 25 were rated "Unhealthy for Sensitive Groups," zero were considered "Unhealthy," and zero were rated "Very Unhealthy." This indicates that air quality in New Jersey is considered good or moderate most of the time, but that pollution is still bad enough to adversely affect some people on about one in fourteen days. This is worse than last year, when one in twenty-four days was unhealthy for sensitive groups. It is, however, the third year in a row to have no days

exceed the "Unhealthy" limit for the general population. Existing sources of air contaminants surrounding the site would primarily be emissions from vehicular traffic associated with surrounding roadways commercial development.

Air Quality Assessment

Temporary pollutant emissions and impacts to air quality will result from the construction of the project requiring the use of trucks and other traffic. More permanent impacts from vehicular traffic associated with the residential units will occur, but are minimal.

Steps taken to minimize environmental impacts

Based on the traffic analysis and evaluation provided in this traffic engineering assessment report, the traffic resulting from the proposed residential development will have a minimal impact on the adjacent roadway network and can be safely and efficiently accommodated (Shropshire, 2025). The impacts from vehicular traffic associated with the proposed residential project are not expected to impact the existing air quality of the site and surrounding areas. Air quality impacts are expected to be minimal and temporary during the construction phase and will not exceed any federal or state air quality standard. Should the control of dust be necessary at the work site, the site shall be sprinkled with water until the surface is wet, and temporary vegetative cover shall be established for dust control.

5.10 Cultural, Historical and Archeological Resources

DuBois conducted a desktop search of the NJDEP Historic Preservation Office (HPO) records for the presence of any cultural, historical, or archeological resources located on or in the vicinity of the project site. The NJDEP NJ-GeoWeb Map Viewer data layers entitled "NJDEP Historic Properties of New Jersey", "NJDEP Historic Districts of New Jersey" and "NJDEP Archaeological Site Grid of New Jersey" were reviewed. The Historic Properties, Historic Districts and Archaeological Site Grid data layers display historic properties and archaeological grids that are either included in the New Jersey or National Registers of Historic Places, have been determined eligible for inclusion through federal or state processes as administered by the New Jersey HPO, or have been identified through cultural resource survey or other documentation on file at the HPO. The site is located within a Historic Archeological Site Grid. The site is not located in a Historic District. The closest mapped historical property in comparison to the subject site is identified as Uriah Evans House and is located opposite Old Marlton Pike to the northeast of the site (refer to *Figure 14: NJDEP Historic Properties & Districts Map*).

Cultural, Historical and Archeological Resources impact assessment

According to the desktop review, the site is not located within a Historic District and does not contain Historic Properties. Additionally, no cultural, historical, or archaeological resources were identified on the site during the June, 2025, site visit. Therefore, the proposed project is not anticipated to result in any adverse impacts to cultural, historical, and/or archeological resources.

Steps taken to minimize environmental impacts

No cultural, historical or archeological resources were identified on the site; as such, there are no anticipated adverse impacts to cultural, historical or archeological resources resulting from the proposed project.

5.11 Noise Characteristics

Currently, the site does not contribute any obtrusive noise impacts. Consistent contributors to existing local and regional noise levels in the area are primarily associated with the traffic from adjacent roadways and surrounding existing residential development. Additionally, noise levels will not reach the same extent as they did during the previous use of the site.

Noise assessment and impact

During the construction phase of this project, noise levels will be temporarily increased from heavy equipment, trucks, and various construction practices. Site preparation and construction will be performed during permitted work hours of the workday. Work will not be done in the early morning or late evening. The project will follow the requirements presented in the Noise Control regulations at N.J.A.C.7:29. Furthermore, the noise levels will be associated with intermittent movement of cars, trucks, and machinery into and out of the area, and will not be associated with a "continuous airborne sound". The noise levels from the completed project are anticipated to be generally consistent with the surrounding residential and commercial land use, and are not expected to cause a significant impact. Therefore, a noise analysis should not be required for this project and the development will be compliant with state and local standards.

Steps taken to minimize environmental impacts

Site preparation and construction will be performed during permitted work hours of the workday. Work will not be done in the early morning or late evening. The project will follow the requirements presented in the Noise Control regulations at N.J.A.C.7:29. Furthermore, the noise levels will be associated with typical residential uses and will not be associated with a "continuous airborne sound". The noise levels from the built project are anticipated to be generally consistent with the surrounding residential land use and are not expected to cause a significant impact. Therefore, a noise analysis should not be required for this project and the development will be compliant with state and local standards.

5.12 Aesthetics

Visual resources that define a landscape's aesthetic quality are the lines, forms, spaces, colors, and textures experienced from where people live, work, recreate and travel. The quality of visual resources is important to those who reside in and travel through a landscape (USDA NRCS 2004). The site is surrounded by commercial and residential development.

Aesthetics assessment and impact

The proposed project aligns with the commercial and residential development in the surrounding area in terms of density and layout. The development project aims to contribute to the visual appeal of the landscape.

Steps taken to minimize environmental impacts

The project is to be developed primarily within an area of similar uses, and will result in a change to existing aesthetics in line with surrounding development.

6.0 REQUIRED LICENSES, PERMITS, AND APPROVALS

Agency	Status
Burlington County Soil Conservation District	
Soil Erosion and Sediment Control Plan Certification	Pending Submission
Burlington County Planning Board	
Preliminary/Final Major Subdivision	Pending Submission
Evesham Township Planning Board	
Preliminary/Final Major Site Plan	Pending Submission
Evesham Township Municipal Utilities Authority	Pending Submission
NJDEP	
Treatment Works Approval	Pending Submission
Simplified Water Main Certification	Pending Submission

7.0 ALTERNATIVES ANALYSIS

The following alternatives were evaluated in demonstrating that the proposed location and design of the proposed development:

- No Development Alternative: The development project is proposed to be located within an area of similar building layout and intensity of development. The proposed development is outside of environmentally sensitive areas. The no development alternative will result in the continued underutilization of the property and inconsistent with the Centre Boulevard Redevelopment Plan.

- Alternate Location: The site is an appropriate location for the proposed redevelopment and contained within an area designated for redevelopment consistent with the Centre Boulevard Redevelopment Plan. An alternate location may not be as well suited to development and may require a variance. The project is compatible with the density and site layouts of the residential development in the area. The location of the project also avoids environmental impacts and is associated with previous site disturbance. The proposed development project does not impact wetlands, transition areas, regulated waters, flood hazard area and/or riparian buffer environmental areas. An alternate location may result in disturbance to environmentally regulated areas, or more expansive disturbance to other forested areas.

- Reduction of Scope: As discussed herein, the design and location of the project as proposed minimizes impacts to the maximum extent feasible and is consistent with the bulk standards of the approved Redevelopment Plan.

It is determined that the design and location as proposed minimizes impacts to the maximum extent feasible while being compatible with the existing infrastructure, existing land use throughout a majority of the project area, and surrounding land use, whereas all other alternatives considered are either not practical to meet the demands of the project, or will result in additional adverse impacts.

8.0 ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED

A number of undesirable environmental impacts are unavoidable during and after construction.

- A permanent displacement of the surficial geologic deposits in the form of underlying soils will occur as a result of grading, foundation, access roadway, septic field, and basin construction and other earth disturbances;

- Traffic conditions within the area of the project will increase during the construction phase of the project;

- Locally, temporary increases in noise levels will be encountered as a result of site preparation, heavy machinery, construction, and increased traffic conditions during construction;

- During construction, clearing and grading may give rise to wind-blown dust, soil erosion, sedimentation, and a reduction of air and water quality within the site. These adverse environmental impacts shall be controlled to the maximum extent possible through proper implementation of BMP environmental performance controls.

- The infrastructure of Deptford Township will accommodate an increased demand for public services (police, fire, water, sewer, etc.) as well as electric and gas utilities for the site;

- The proposed development will minimally increase demand for water allocation from the Evesham Township MUA which utilizes wells from the coastal plain aquifer system;

- Solid waste (garbage, refuse) will be carted away; however, waste will be generated that will result in increased landfill storage;

9.0 SUMMARY & DISCUSSION

The proposed redevelopment project has been designed in compliance with local and State regulations. Some impacts will occur during construction and are temporary. These impacts will end once the construction is complete. The project is compatible with the development patterns of the area and the site is suitable for such development. The project will not result in an increase in air pollution, contamination, noise, or the degradation of ground or surface water quality.

Measures taken to minimize and mitigate adverse environmental impacts stemming from the project will be performed through the proper implementation of environmental performance controls. The project will be constructed in accordance with all applicable soil erosion and sediment control BMPs contained within the *Standards for Soil Erosion and Sediment Control in New Jersey*. The stormwater management measures proposed for the site have been designed to meet the standards as set forth by N.J.A.C. 7:8 for stormwater runoff quantity, quality, and groundwater recharge by green infrastructure.

The proposed project avoids critical environmental areas, most notably regulated wetlands, riparian zones and impacts to critical or rare wildlife and plant habitats.

As determined within the context of this report, proper planning, and implementation of the proposed project during the construction, and continuous management of the project shall limit the possibility of future adverse environmental impacts

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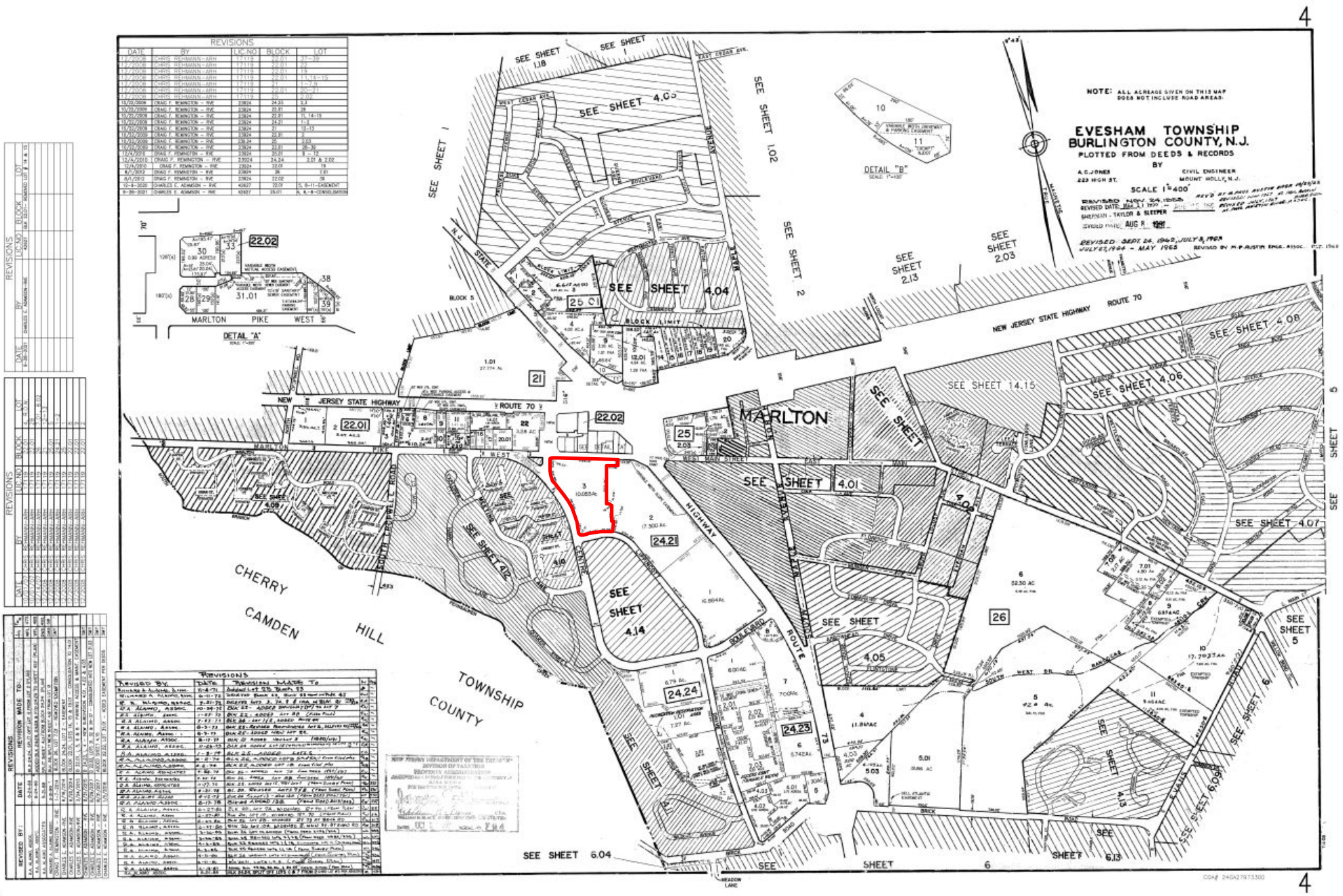
FIGURES



Evesham Township Tax Map

Blocks 24.21* Lot 3

Evesham Township, Burlington County, NJ

DuBois & Associates

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Figure 1	Date: 4/23/2025
	Drawn By: DD

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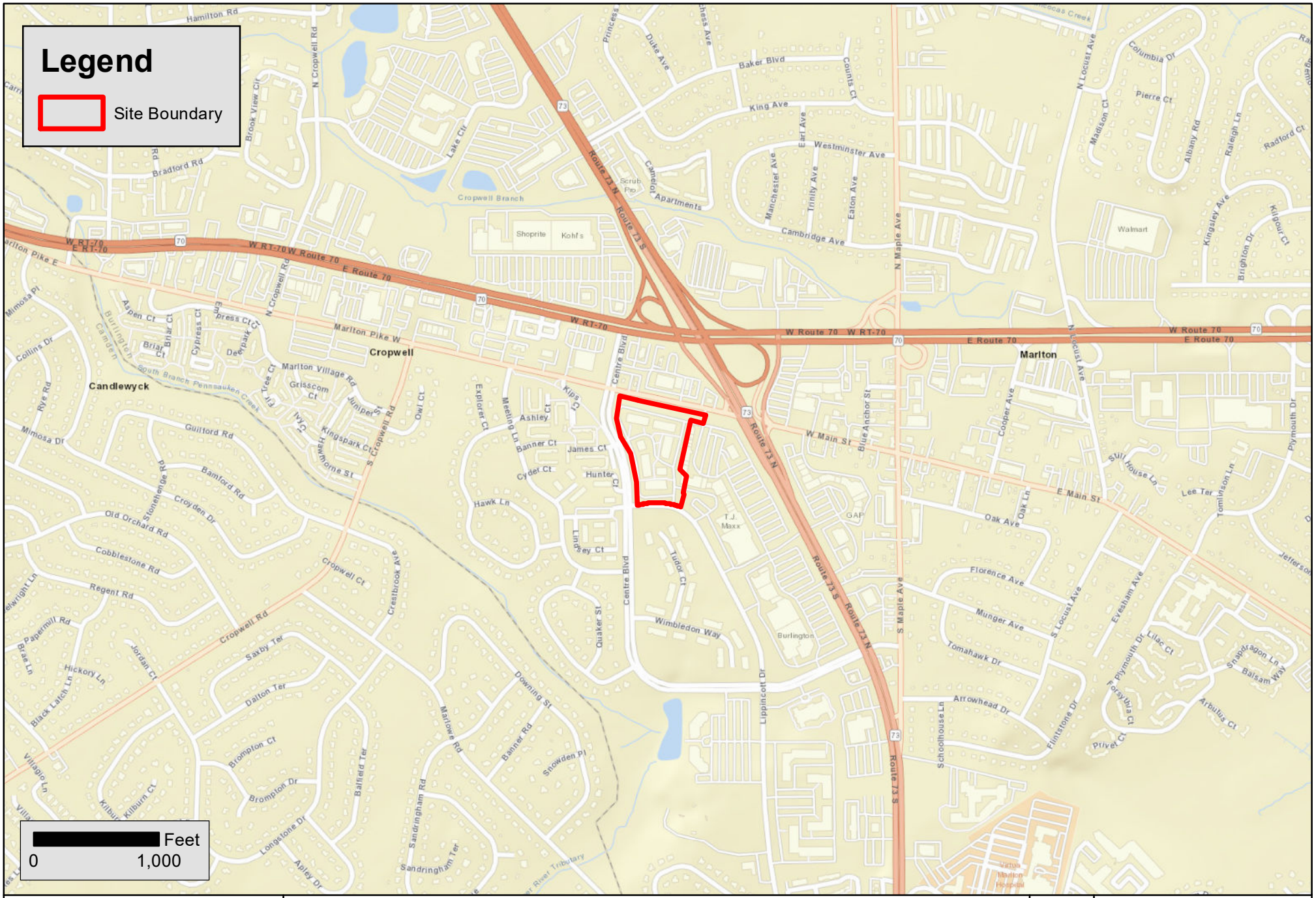
This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



DuBois & ASSOCIATES

New Jersey Road Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

NORTH

Figure 2

Job No.: D3100.001
Scale: 1 in = 1,000 ft
Date: 4/23/2025
Drawn By: DD

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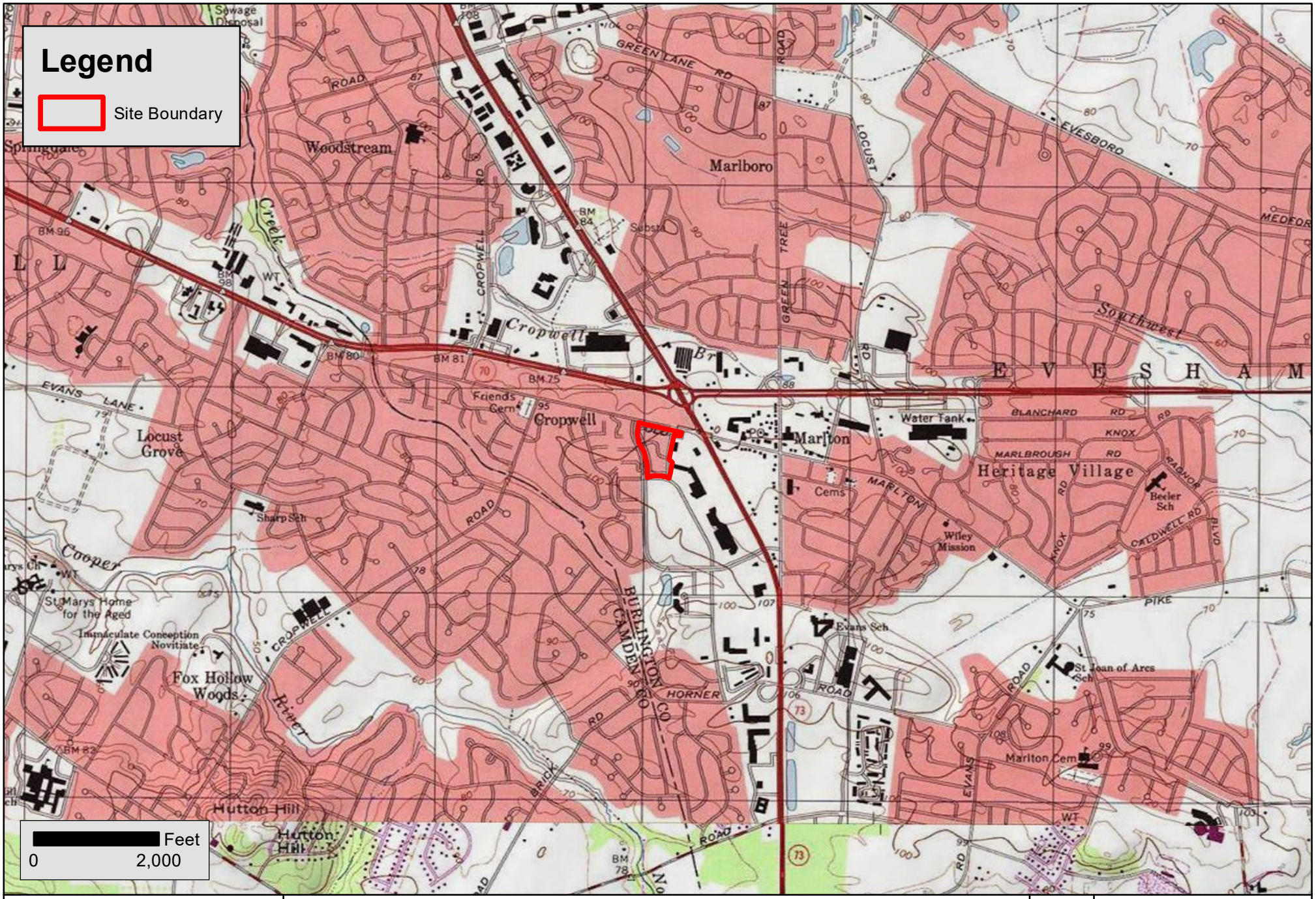

DuBois & ASSOCIATES

SE Moorestown NJ U.S.G.S. Quadrangle Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

Figure 3

Job No.: D3100.001	
Scale: 1 in = 2,000 ft	
Date: 4/23/2025	
Drawn By: DD	

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Aerial Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

DuBois & ASSOCIATES

NORTH

Figure 4

Job No.: D3100.001
Scale: 1 in = 250 ft
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\Aerial.mxd

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DuBois & ASSOCIATES

NJ State Planning Areas Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

NORTH

Figure 5

Job No.: D3100.001
Scale: 1 in = 250 ft
Date: 4/23/2025
Drawn By: DD

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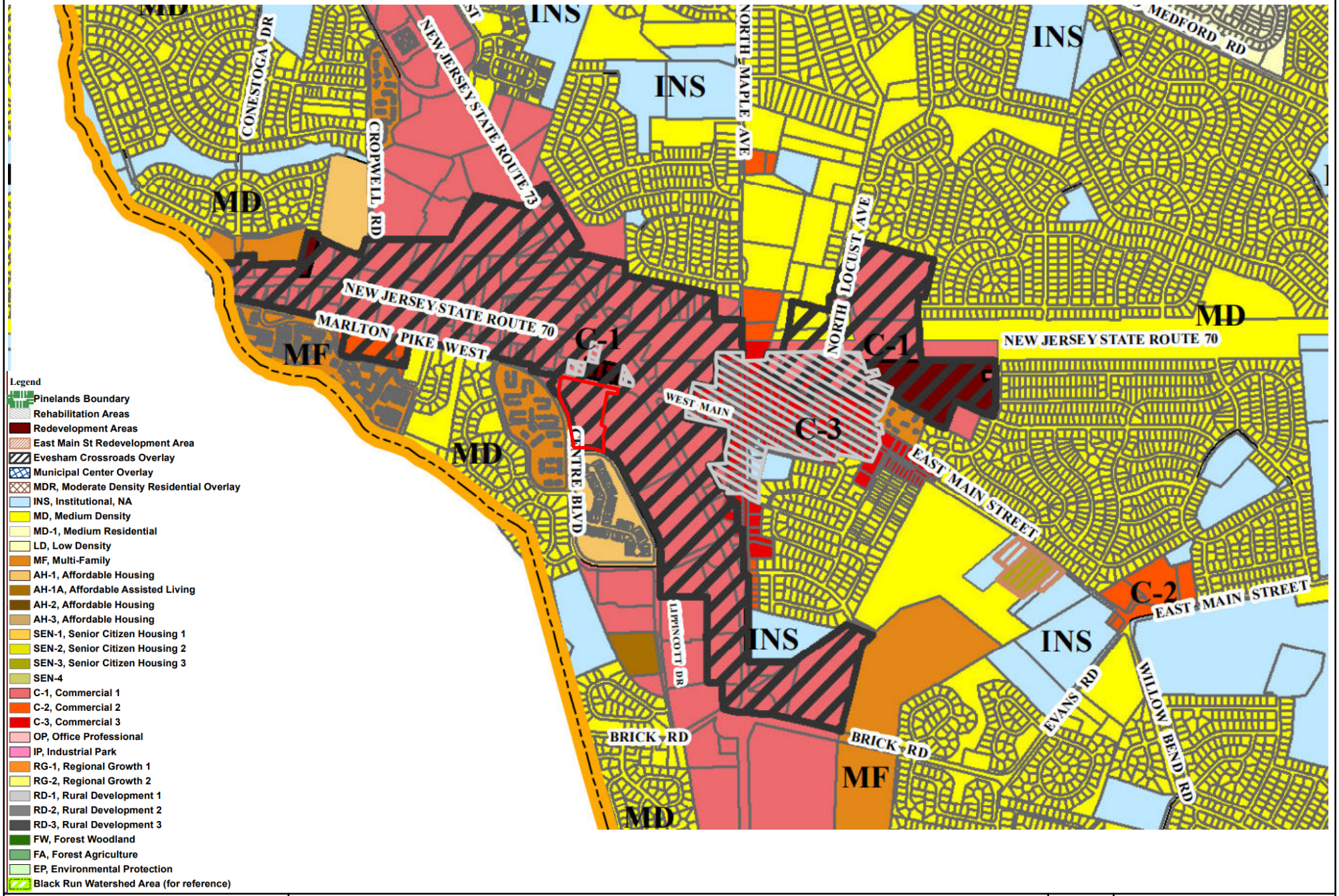


DuBois & ASSOCIATES

Evesham Township Zoning Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

Figure 6

Job No.: D3100.001
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\Zoning.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Bedrock Geology Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

NORTH

Figure 7

Job No.: D3100.001
Scale: 1 in = 250 ft
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\Bedrock.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

NJ Surface Geology Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

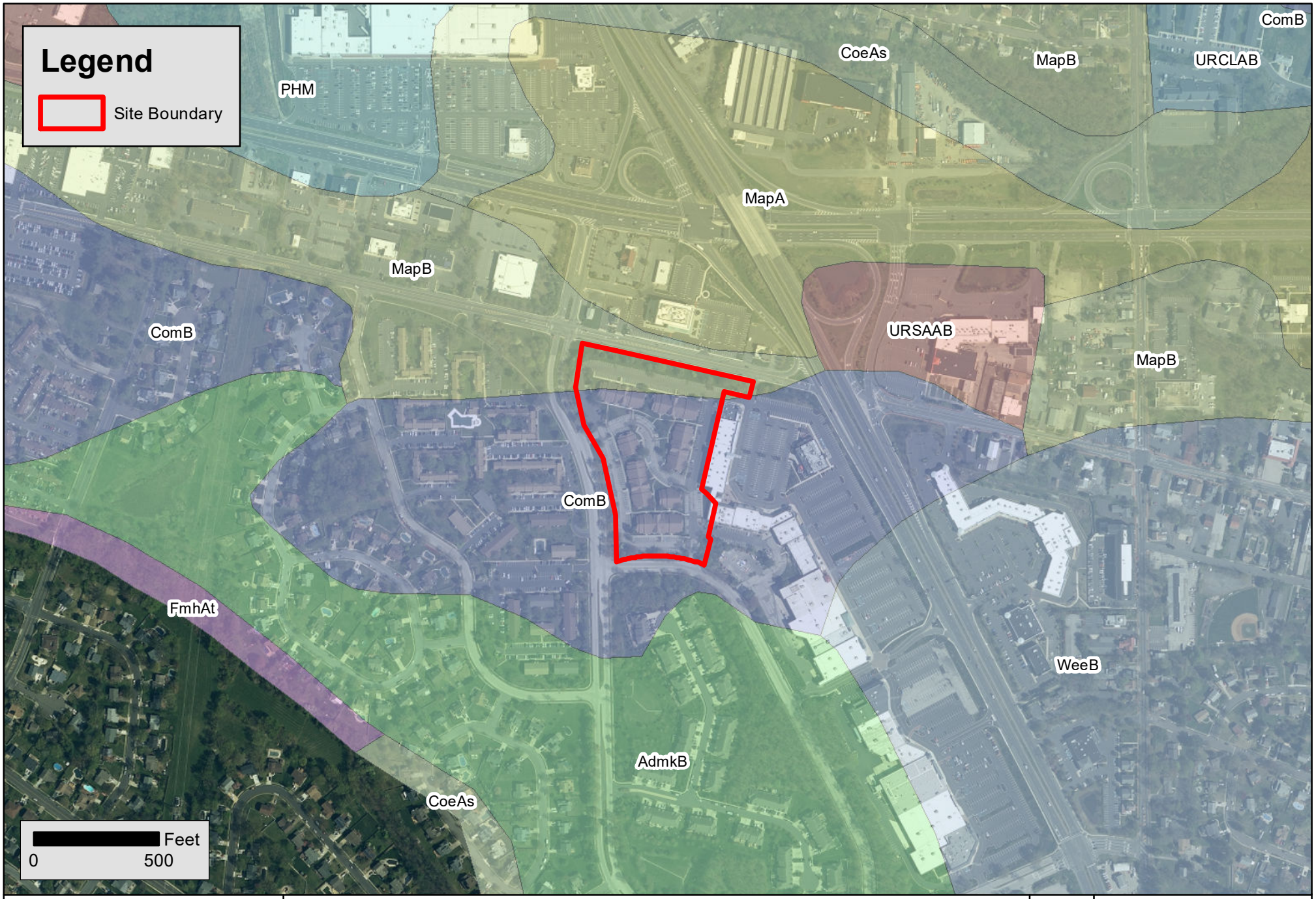
NORTH

Figure 8

Job No.: D3100.001	
Scale: 1 in = 250 ft	
Date: 4/23/2025	
Drawn By: DD	

Document Path: S:\JOBS NUMBERS\D3100.001\Surface.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



Burlington County Soil Survey Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

DuBois & ASSOCIATES

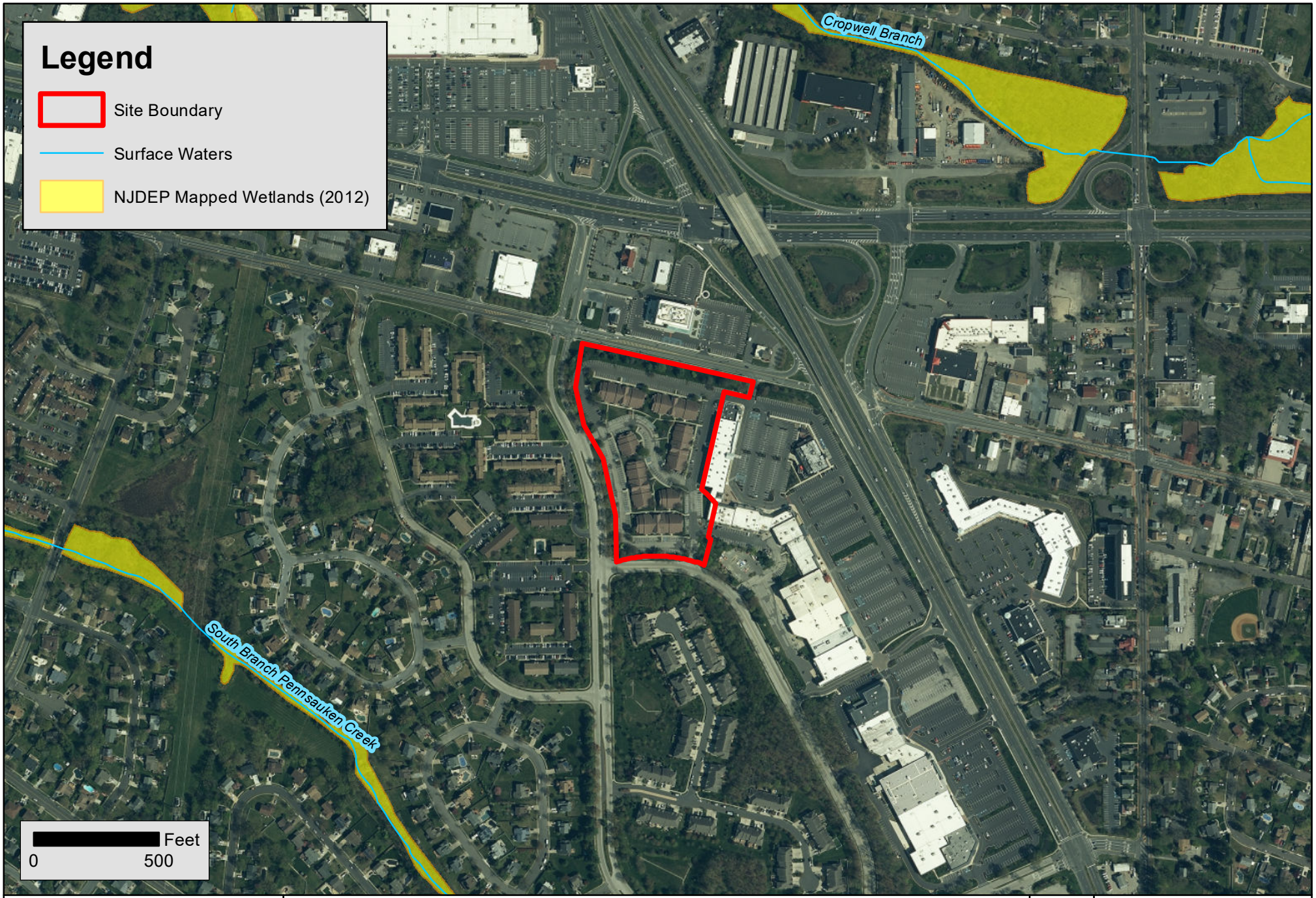
NORTH

Figure 9

Job No.: D3100.001	
Scale: 1 in = 500 ft	
Date: 4/23/2025	
Drawn By: DD	

Document Path: S:\JOBS NUMBERS\D3100.001\Soil.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



NJDEP Freshwater Wetlands Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

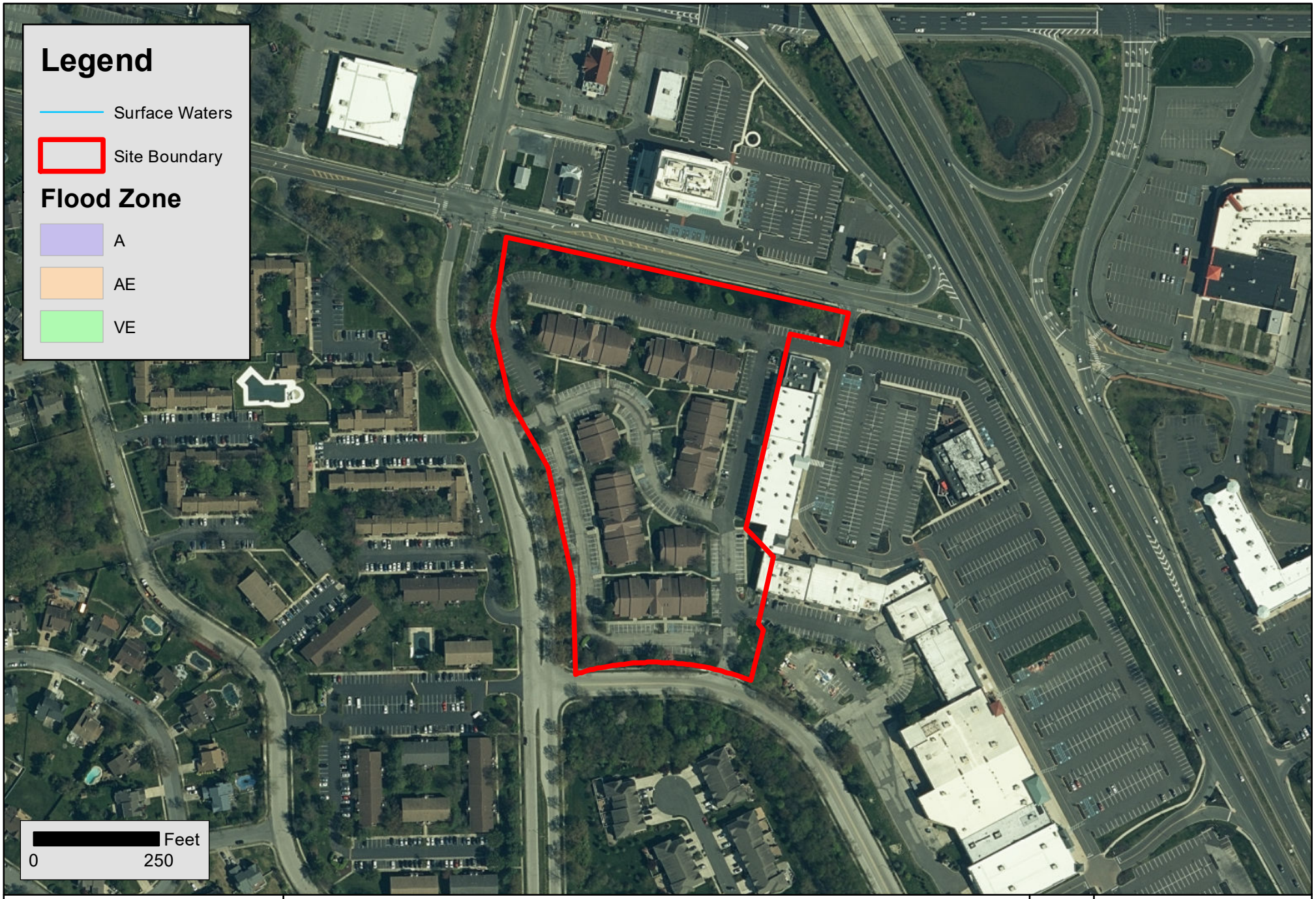
NORTH

Figure 10

Job No.: D3100.001	
Scale: 1 in = 500 ft	
Date: 4/23/2025	
Drawn By: DD	

Document Path: S:\JOBS NUMBERS\D3100.001\Wet.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



FEMA Flood Hazard Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

DuBois & ASSOCIATES

NORTH

Figure 11

Job No.: D3100.001
Scale: 1 in = 250 ft
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\FEMA.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

DuBois & ASSOCIATES

Vegetative Communities Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

NORTH

Figure 12

Job No.: D3100.001	
Scale: 1 in = 250 ft	
Date: 4/23/2025	
Drawn By: DD	

Document Path: S:\JOBS NUMBERS\D3100.001\Veg.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

NJDEP Landscape Project (v3.4) Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

DuBois & ASSOCIATES

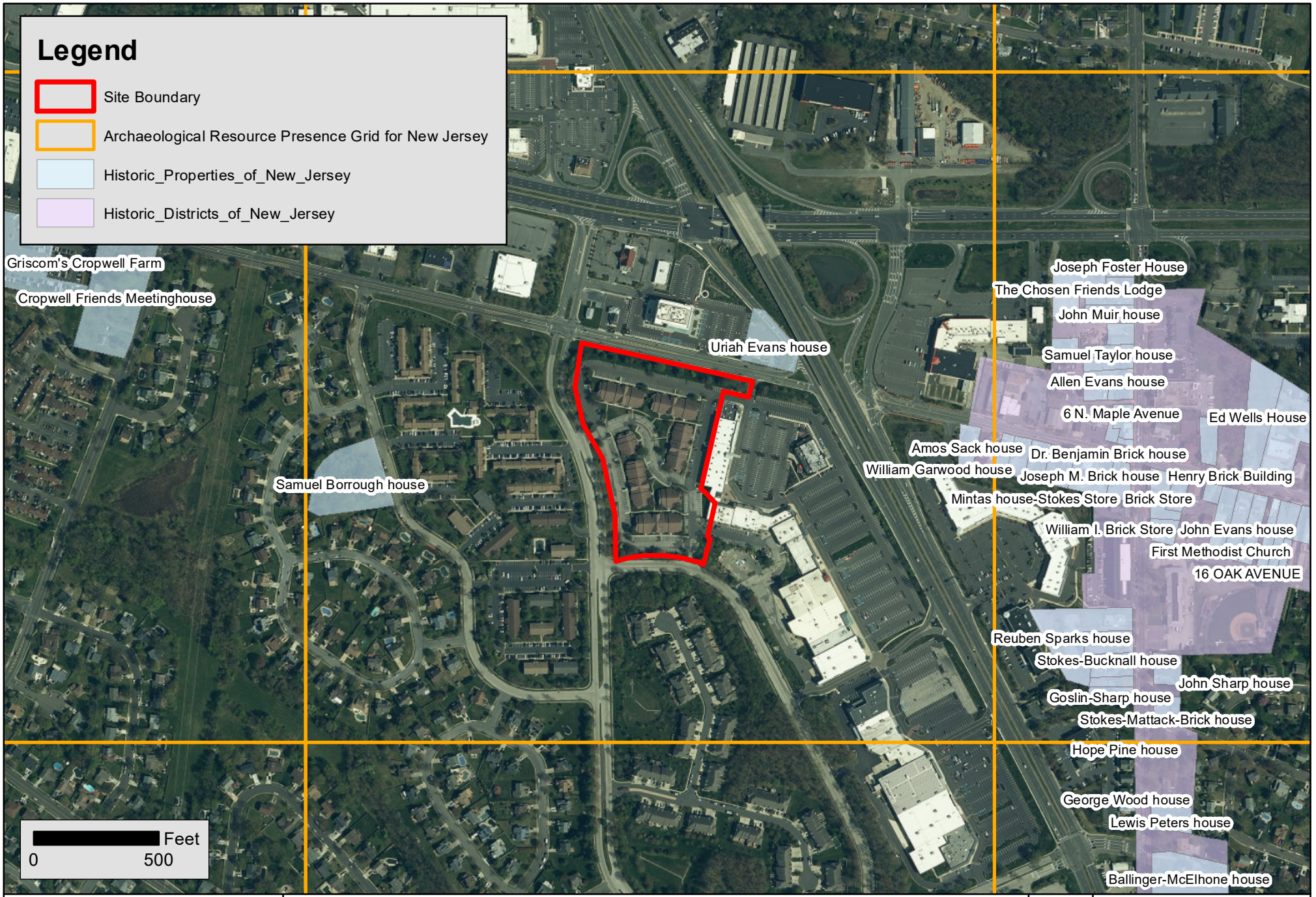
NORTH

Figure 13

Job No.: D3100.001
Scale: 1 in = 250 ft
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\Landscape.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.



DuBois & ASSOCIATES

NJDEP Historic Properties & Districts Map

Blocks 24.21* Lot 3
Evesham Township, Burlington County, NJ

NORTH

Figure 14

Job No.: D3100.001
Scale: 1 in = 500 ft
Date: 4/23/2025
Drawn By: DD

Document Path: S:\JOBS NUMBERS\D3100.001\Historic.mxd

This map was developed using Geographic Information Systems Digital Data. This map is for visual display purposes only and all locations are approximate.

APPENDIX A

SITE PHOTOGRAPHS

Photo 1: Representative view of the entrance of the site located off of Centre Boulevard.

Photo 2: Representative view of the arborvitaes and maintained lawn along the northern boundary of the site.

Photo 3: Additonal view of the northern boundary of the site.

Photo 4: Representative view of the central portion of the site.

Photo 5: Representative view of the wooded land located in the center of the site.

Photo 6: Representative view of the eastern portion of the site.

Photo 7: Representative view of the central portion of the site.

Photo 8: Additional view of a stormwater drainage feature located in the center of the site.

APPENDIX B

NATURAL HERTIAGE PROGRAM RESPONSE

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE PARKS, FORESTS & HISTORIC SITES
OFFICE OF NATURAL LANDS MANAGEMENT
501 East State Street
P.O. Box 420, Mail Code 501-04
Trenton, New Jersey 08625-0420
Tel. (609) 984-1339 * Fax (609) 984-1427
https://www.nj.gov/dep/parksandforests/natural/index.html

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

May 30, 2025

Kristin Wildman
DuBois & Associates
190 North Main Street
Manahawkin, NJ 08050

Re: Marlton Crossing
Block(s) - 24.21, Lot(s) - 3
Evesham Township, Burlington County

Kristin Wildman:

Thank you for your data request regarding rare species information for the above referenced project site.

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

We have checked the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Biotics Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Biotics Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from https://nj.gov/dep/parksandforests/natural/heritage/database.html. If suitable habitat is present at the project site, the species in that list have potential to be present.

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

NHP File No. 25-3907488-33699

Beginning January 6, 2025, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.4. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, https://dep.nj.gov/njfw/landscapeapp/, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

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

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

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

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

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

Sincerely,

Robert J. Cartica
Administrator

c: NHP File No. 25-3907488-33699

Table 1: On Site Data Request Search Results (6 Possible Reports)

Report Name	Included	Number of Pages
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

Table 2: Vicinity Data Request Search Results (6 possible reports)

Report Name	Included	Number of Pages
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

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

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
Aves								
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
Mammalia								
	Northern Myotis	Myotis septentrionalis	Active Season Sighting	5	Federally Listed Endangered	State Endangered	G2G3	S1
	Northern Myotis	Myotis septentrionalis	Inactive Season Sighting	5	Federally Listed Endangered	State Endangered	G2G3	S1

APPENDIX C

STATEMENT OF QUALIFICATIONS

KRISTIN WILDMAN

SR. PERMITTING COORDINATOR

CONTACT

609-488-2857

kwildman@denviro.com

190 N. Main St.
Manahawkin, NJ 08050

EDUCATION

University of Delaware, 2002:
B.S. Environmental Science

Rutgers University
Methodology for Delineating Wetland, Hydric Soils & Wetland Vegetation Identification

The Role of the Environmental Consultant in Litigation

NJDEP Coastal Project Review

NJDEP Flood Hazard Area Control Act Rules

Environmental Audits & Site Assessments

Environmental Data Resources
Vapor Intrusion Risk & Due Diligence Challenges in the Real World

MAPPS Training Workshop
Hydric Soils

CERTIFICATIONS

Professional Wetland Scientist – Society of Wetland Scientists (Number 3055)

AFFILIATIONS

Society of Wetland Scientists

Society of Women Environmental Professionals

FIELDS OF COMPETENCE

Kristin Wildman has over 21 years of experience in project management, land use regulatory compliance, wetland science, soil science, biology, and ecology. She has extensive knowledge in managing environmental projects from the initial field study phase through regulatory application and approval.

PROFESSIONAL EXPERIENCE

As a Senior Environmental Consultant and Project Manager at DuBois and Associates, Ms. Wildman oversees all aspects of project management, ensuring that environmental regulations and permitting requirements are met. She works closely with clients to organize projects and proposals and coordinates with professional engineers, attorneys, and regulatory agencies.

Ms. Wildman's expertise includes evaluating compliance with the Coastal Zone Management Rules, Freshwater Wetlands Protection Act, Flood Hazard Area Control Act, Pinelands Comprehensive Management Plan, Section 10 of the River and Harbors Act, and Section 404 of the Clean Water Act. Ms. Wildman diligently secures regulatory approvals and permits for projects within environmentally sensitive areas, including CAFRA zones, wetlands, flood hazard areas and waterfronts. Based on the permit analyses and project designs, she prepares compliance statements and provides all logistical and technical support to obtain environmental permits pursuant to the NJDEP and USACE regulations. She also prepares and oversees applications for NJDEP Bureau of Tidelands Management conveyance instruments. Mrs. Wildman continuously stays up to date with changing environmental regulations. Additionally, she has significant experience conducting wetland delineations and habitat surveys, authoring environmental reports, Her work also includes conducting natural resource inventories, endangered species assessments, and monitoring efforts under USFWS and NJDEP regulations. Ms. Wildman has provided expert testimony and presentations to local and state agencies on various environmental topics and has participated in volunteer survey efforts with the USFWS. She has played a key role in the development of best management practices for her clients and has contributed to the improvement of regulatory frameworks by providing feedback and recommendations to policymakers. Ms. Wildman also mentors junior environmental scientists, providing guidance on field methodologies, regulatory compliance, and professional development to help build the next generation of environmental experts.

Ms. Wildman actively drives business development and client outreach by representing the company at industry associations and chamber of commerce, fostering strategic partnerships and expanding market presence.