



EcolSciences, Inc.

Environmental Management & Regulatory Compliance

**FRESHWATER WETLANDS
ENVIRONMENTAL REPORT
WITH SITE LOCATION MAPS
FOR
BLOCK 26, LOTS 1, 2, & 3
UPPER FREEHOLD TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY**

Prepared for:

AAESUF Property, LLC
250 West Nyack Road, Suite 104D
West Nyack, New York 10994

Attn: Mr. David Steinberg

Prepared by:

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April 28, 2023

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I. INTRODUCTION

The applicant, AAESUF Property, LLC is proposing to construct a warehouse development on a 54.6±-acre site known as Block 26, Lots 1, 2, and 3 in Upper Freehold Township, Monmouth County, New Jersey (Figures 1 and 2). The site is occupied by a single-family dwelling along Old York Road. The remainder of the site is undeveloped and characterized as upland agricultural field and palustrine forested/scrub-shrub and emergent wetland. The site is bordered to the north by a tributary to Indian Run, to the east by Interstate 195 and exit ramp, to the south by Old York Road, and to the west by residential development.

The development of the site will require minor encroachments into the on-site wetlands and transition areas. No impacts to State open waters will occur. The wetland and transition area encroachments can be addressed pursuant to General Permit Numbers 6, 7, and 11, and a Transition Area Waiver-Averaging Plan.

Total Area of Wetlands within site (Prior to Activity)	= 283,339 SF
Total Area of Wetlands within proposed site (Following Activity)	= 260,893 SF

The Permit and Waiver conditions are met as described below:

II. GENERAL PERMIT (CONDITIONS FOR ALL PERMITS)

The proposed General Permit activities comply with all the standard General Permit conditions listed at N.J.A.C. 7:7A-5.7 including:

- *Activities performed under a general permit-by-certification or general permit shall be associated with a proposed project. The Department shall not authorize activities under a general permit-by-certification or general permit for the purpose of eliminating a natural resource in order to avoid regulation.*

The proposed wetland and transition area encroachments are minor incursions into regulated areas that are not proposed for the purpose of eliminating a natural resource. The proposed activities are associated with the construction of a proposed office/warehouse development project.

- *The regulated activity shall not occur within the proximity of a public water supply intake.*

The proposed activities do not occur within close proximity to a public water supply intake.

- *The activities shall not destroy, jeopardize, or adversely modify a present or documented habitat for threatened or endangered species; and shall not jeopardize the continued existence of any local population of a threatened or endangered species.*

According to the NJDEP's Landscape Project (Version 3.3), the majority of the site is mapped as Rank 1 habitat (Figure 3). The site's northern boundary along the Indian Run tributary is mapped as Rank 2 habitat. The Rank 2 habitats contain occurrences of the State Special Concern great blue heron (*Ardea herodias*). This corresponds to the response received from the Natural Heritage Program (NHP) on April 6, 2023 regarding habitat and documented occurrences of rare wildlife species on the site (NHP File No. 23-4007425-27216). The NHP response letter has been included with the application materials.

A Letter of Interpretation-Line Verification (LOI) was issued for the majority of the site (Block 26, Lots 1 and 3) on January 24, 2023 (File No. 0000-22-0033.1). The remainder of the site (Block 26, Lot 2) is occupied by the single-family dwelling and lacks any wetlands, State open waters, and transition areas. The LOI classified the wetlands as ordinary and intermediate resource value. This is the Department's confirmation that the site does not contain suitable habitat for any threatened or endangered species. Therefore, the proposed project is not expected to adversely affect any threatened or endangered species.

Upper Freehold Township is listed on the Known Locations of Bog Turtles in New Jersey. The portions of the site proposed to be impacted by the general permit activities were inspected by David Moskowitz, a USFWS Qualified Bog Turtle Surveyor and these areas do not include suitable bog turtle habitat. Therefore, impacts to bog turtle are not anticipated. A signed statement from AAESUF Property, LLC, certifying that the proposed activities will not result in any direct or indirect adverse impacts to bog turtle, or its documented habitat is provided in Attachment B.

- *The activity will not occur in a component of either the Federal or State Wild and Scenic River System; nor in a river officially designated by Congress or the State Legislature as a "study river" for possible inclusion in either system while the river is in an official study status; except that the activity may occur in these waters if approved by the National Park Service in accordance with 40 CFR 233.*

The site location is not within an area of Federal or State Wild and Scenic River system or study river.

- *The activity shall not adversely affect properties which are listed or is eligible for listing on the New Jersey or National Register of Historic Places unless the applicant demonstrates to the Department that the proposed activity avoids or minimizes impacts to the maximum extent practicable or the Department determines that any impact to the affected property would not impact the property's ability to continue to meet the criteria for listing at N.J.A.C. 7:4-2.3 or otherwise negatively impact the integrity of the property or the characteristics of the property that led to the determination of the listing or eligibility.*

The New Jersey and National Registers of Historic Places (NJDEP, 1995, last updated April 26, 2021) does not list any registered historic or eligible for listing resources on the site. Based on a review of the GIS layers “NJDEP Historic Districts, Properties, and Site Grid Map of New Jersey” (NJDEP, NHR, HPO, 2023), there are no historic districts, historic properties, or historic archaeological site grids on the site (Figure 4).

- *Any discharge of dredged or fill material shall consist of clean, suitable material free from toxic pollutants (see 40 CFR 401) in toxic amounts, and shall comply with all applicable Department rules regarding use of dredged or fill material.*

All fill material to be placed in regulated areas will consist of clean, suitable material free from toxic pollutants.

- *Any structure or fill authorized shall be maintained as specified in the construction plans.*

All structures and fill will be maintained as specified in the construction plans.

- *The activity will not result in a violation of the Flood Hazard Area Control Act, N.J.S.A. 58:16A-50 or implementing rules at N.J.A.C. 7:13.*

A Flood Hazard Area (FHA) Verification Approval verifying the limits of flood hazard areas, floodways, and riparian zones for the majority of the site (Block 26, Lots 1 and 3) was issued by the NJDEP on April 20, 2023 (File No. 0000-22-0033.1). The verified flood hazard area, floodway, and riparian zone limits on the site are shown on the site plans prepared by Bohler (2023). An application for an FHA Individual Permit for impacts to the on-site flood hazard area associated with the construction of a stormwater outfall will be submitted under separate cover.

- *If activities under the general permit meet the definition of “major development” at N.J.A.C. 7:8-1.2, then the project of which the activities are a part shall comply in its entirety with the Stormwater Management Rules at N.J.A.C. 7:8 apply.*

The proposed activities meet the definition of a “major development,” and as such the Stormwater Management Rules apply. Therefore, the project has been designed to conform to the Stormwater Management Rules. Please refer to the stormwater management report and site plans prepared by Bohler.

- *If activities under the general permit-by-certification or general permit involve excavation or dredging, the applicant shall use an acceptable disposal site for the excavated or dredged material. No material shall be deposited or dewatered in freshwater wetlands, transition areas, State open waters or other environmentally sensitive areas. The Department may require testing of dredged material if there is reason to suspect that the material is contaminated. If any dredged material is contaminated with toxic substances, the dredged*

material shall be removed and disposed of in accordance with the Department-approved procedures.

No material will be deposited or dewatered in freshwater wetlands, transition areas, State open waters, or other environmentally sensitive areas. Please refer to the soil erosion and sediment control plan as prepared by Bohler for details.

- *The amount of rip-rap or other energy dissipating material shall not exceed the minimum necessary to prevent erosion as calculated under the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90.*

Two stormwater outfalls proposed within onsite transition areas. Rip-rap for these structures will not exceed the minimum necessary per the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90.

- *Best management practices shall be followed whenever applicable.*

Best management practices will be followed. Please refer to the site plans prepared by Bohler for details.

- *If the general permit activities are subject to the Department's Water Quality Management Planning rules at N.J.A.C. 7:15, the activities shall be consistent with those rules and with the applicable approved Water Quality Management Plan (208 Plan) adopted under the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.*

The activities are consistent with the applicable approved Water Quality Management Plan (208 Plan) adopted under the New Jersey Water Quality Planning Act, N.J.S.A. 58:11A-1 et seq.

- *The timing requirements at N.J.A.C. 7:7A-5.7(c) shall be met.*

Because appropriate soil erosion and sediment control measures will be implemented to prevent any sediment generated from proposed project activities from reaching any channels, the timing restrictions as indicated at N.J.A.C. 7:7A-5.7(c) are not applicable to the proposed project. Please refer to the soil erosion and sediment control plan as prepared by Bohler for details.

- *Activities authorized under a general permit-by-certification or general permit shall not take place in a vernal habitat, or in a transition area adjacent to a vernal habitat, with the exception of activities associated with general permits 1, 6, 6A, and 16, activities authorized under a general permit shall not take place within a vernal habitat, which shall be reviewed on a case-by-case basis in accordance with N.J.A.C. 7:7A-5.3(e).*

According to the response received from the Natural Heritage Program (NHP) on April 6, 2023 (NHP File No. 23-4007425-27216), no vernal or potential vernal habitats are mapped on the site. Therefore, impacts to vernal habitats or transition areas adjacent to a vernal habitats are not anticipated.

III. GENERAL PERMIT NUMBER 6

The proposed activities are in accordance with all the standards of a General Permit Number 6. Permit conditions are met as described below:

- *The activity shall disturb no more than one acre of a freshwater wetland and/or State open water that is not a water of the United States.*

The proposed activities disturb only 20,354 square feet (0.47-acre) of one isolated freshwater wetland that is not a water of the United States.

- *The activities shall disturb more than one-half (1/2) acre of a freshwater wetland and/or State open water that is a water of the United States.*

The isolated wetland to be disturbed is not a water of the United States.

- *The activity shall not take place in a wetland of exceptional resource value, as described in N.J.A.C. 7:7A-3.2.*

The proposed activity does not take place within a wetland of exceptional resource value. The LOI classified the isolated wetland as intermediate resource value (NJDEP File No. 0000-22-0033.1).

- *The activity shall not take place in a State open water that is a special aquatic site.*

The proposed activities do not take place in a State open water defined as a special aquatic site.

- *The activity shall not take place in USEPA priority wetlands.*

The LOI did not identify the onsite wetlands as USEPA priority.

- *The activity shall not take place in a State open water that is larger than one acre.*

The proposed activities do not take place in a State open water.

- *Mitigation shall be performed for all permanent loss and/or disturbance of 0.1 acres or greater of freshwater wetlands or State open waters that are also waters of the United States. Mitigation shall be performed for permanent loss and/or disturbance of less than 0.1 acres of freshwater wetlands or State open waters that are also waters of the United States unless the*

applicant demonstrates to the Department that all activities have been designed to avoid and minimize impacts to wetlands. For the purposes of this subsection, "minimize" means that the project is configured so that most or all of it is contained in the uplands on the site, and that the wetlands are avoided to the greatest extent possible. An applicant is not required to reduce the scope of the project or to consider offsite alternatives to comply with this requirement.

The proposed project will disturb 20,354 square feet (0.47-acre) of one isolated wetland that is not a water of the United States. The proposed project has been designed to minimize disturbances to wetlands and transition areas to the greatest extent possible and has avoided impacts to State open waters. Therefore, mitigation is not required.

IV. GENERAL PERMIT NUMBER 7

The proposed activities are in accordance with all the standards of a General Permit Number 7. Permit conditions are met as described below:

- *The ditch or swale is located in a headwater.*

The swale proposed to be filled under the General Permit Number 7 is located in a headwater as defined at N.J.A.C. 7:7A-7.7(a)1i.

- *The activities do not take place in a ditch or swale that is, or is located within, an exceptional resource value wetland.*

The activities do not take place in a swale that is, or is located within, an exceptional resource value wetland. The LOI classified the wetland swale as ordinary resource value (NJDEP File No. 0000-22-0033.1).

- *The activities do not take place in a ditch or swale that is, or is located within, a USEPA priority wetland.*

The LOI did not identify the onsite wetlands as USEPA priority.

- *The activities do not result in the loss or substantial modification of more than one acre of freshwater wetlands.*

The proposed activities will disturb 2,092 square feet (0.05-acre) of freshwater wetlands.

- *The activities do not result in a disruption of a surface water connection, resulting in the isolation of wetlands or State open waters which were not isolated at the time of the general permit application.*

The proposed activities will not result in a disruption of a surface water connection resulting in the isolation of wetlands or State open water.

V. GENERAL PERMIT NUMBER 11

This proposed activity (two stormwater outfall structures) is in accordance with all the standards of a General Permit Number 11. Permit conditions are met as described below:

- *The Department shall issue a general permit 11 authorization only if the activities disturb no more than one quarter acre of freshwater wetlands, transition areas, and/or State open waters, including both temporary and permanent disturbance.*

The proposed stormwater outfall structures will impact approximately 0.089 acres (3,870 sq. ft.) of transition area. No impacts to wetlands or State open waters are proposed. Less than one quarter (0.250) acre of transition area will be disturbed.

- *The Department shall issue a general permit 11 authorization only if the area disturbed during construction of a conveyance structure is no wider than is necessary to comply with the United States Occupational Safety and Health Administration safety standards for excavations, set forth at 29 CFR Part 1926, Subpart P.*

The disturbed area during construction to accommodate the installation of the stormwater outfall structures will be no wider than necessary in order to comply with the United States Occupational Safety and Health Administration safety standards for excavations.

- *The Department shall issue a general permit 11 authorization only if the amount of rip-rap or other energy dissipating material placed is the minimum necessary to prevent erosion and shall not exceed 10 cubic yards of fill per outfall, unless a larger amount is required in order to comply with the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90.*

Rip-rap for the proposed stormwater outfalls will not exceed the minimum necessary per the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90.

- *All activities under general permit 11 shall comply with the specifications and requirements in the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90, including activities which are exempted from or not regulated by those Standards.*

All activities under the General Permit Number 11 will comply with the specifications and requirements in the Standards for Soil Erosion and Sediment Control in New Jersey at N.J.A.C. 2:90.

- *For any excavated area in freshwater wetlands, transition areas, and/or State open water, the excavation shall be backfilled to the preexisting elevation.*

The disturbed area will be returned to preconstruction elevations.

- *For any excavated area in freshwater wetlands, transition area, and/or State open water, the uppermost 18 inches of the excavation shall be backfilled with the original topsoil material if feasible.*

The uppermost 18 inches of backfill will be of the original topsoil and will be regraded back to original contours.

- *For any excavated area in freshwater wetlands, transition areas, and/or State open water, the wetland and/or transition area above the excavation shall be replanted, in accordance with applicable BMP's, with appropriate indigenous species.*

The disturbed area will be replanted with indigenous species that are appropriate for wetland transition areas.

- *Any pipes laid through wetlands, transition areas, or State open waters shall be properly sealed so as to prevent leaking or infiltration; designed so as not to form a path for groundwater to be discharged or drained from the wetland; and placed entirely beneath the pre-existing ground elevation unless the applicant shows that placing some or all of the pipe above ground would be more environmentally beneficial.*

In the portion of the pipe proposed for placement underneath the wetland transition area, the pipe will be properly sealed, designed so as not to form or provide a conduit for groundwater, and placed entirely beneath the pre-existing ground elevation.

- *Mitigation shall be performed for all permanent loss and/or disturbance of 0.1 acres or greater of freshwater wetlands or State open waters. Mitigation shall be performed for permanent loss and/or disturbance of less than 0.1 acres of freshwater wetlands or State open waters unless the applicant demonstrates to the Department that all activities have been designed to avoid and minimize impacts to wetlands.*

The proposed activity will disturb 3,870 square feet (0.089-acre) of transition area. No impacts to wetlands or State open waters are proposed. Therefore, mitigation is not required.

VI. TRANSITION AREA WAIVER-AVERAGING PLAN

The averaging plan has been designed to meet all the standards for an averaging plan on intermediate resource value wetlands. The total standard transition area on the site is 198,553 square feet. The proposed transition area reduction is 10,853 square feet. The proposed transition area compensation

is 10,853 square feet. The proposed averaging plan meets all the standards of an averaging plan proposed on intermediate resource value wetlands including:

- *The Department shall issue a transition area averaging plan waiver only if the transition area, as modified, will continue to serve the purposes of a transition area set forth in N.J.A.C. 7:7A-3.3. The Department shall presume that the following will result in a transition area that will not serve the purposes set forth in N.J.A.C. 7:7A-2.5, and shall not issue a transition area averaging plan waiver, unless the applicant demonstrates otherwise under N.J.A.C. 7:7A-8.1(d):*
- *The portion of the existing, pre-activity transition area that will be reduced has a slope greater than 25 percent.*

No portion of the existing, pre-activity transition area that will be reduced has slopes in excess of 25 percent. Please refer to the FWW Permitting Plan as prepared by Bohler.

- *A new individual subsurface sewage disposal (septic) system that discharges onsite will be placed within the existing, pre-activity transition area.*

The proposed transition reduction is not for a new septic system.

- *An outfall structure that will discharge unfiltered or untreated stormwater into wetlands will be placed within the existing, pre-activity transition area.*

The proposed transition area reduction is not proposed for discharging unfiltered or untreated stormwater.

- *The proposed averaging compensation area is separated from the wetland by an intervening structure.*

No intervening structure is proposed on the site between the wetland and the proposed compensation area.

- *In addition to the presumptions above, the Department shall also presume that, for a transition area adjacent to an intermediate resource value wetland, the following will result in a substantial impact on the adjacent freshwater wetlands, and the Department shall not issue a transition area averaging plan waiver unless the applicant demonstrates otherwise under N.J.A.C. 7:7A-8.1(d).*
- *A structure, impervious surface, or stormwater management facility is placed within 20 feet of freshwater wetlands.*

No structure, impervious surface, or stormwater management facility will be placed within 20 feet of the wetlands.

- *The transition area averaging plan proposes to reduce any portion of the transition area to less than 10 feet wide.*

The transition area is not reduced to less than 10 feet wide along any of its length.

- *The transition area averaging plan proposes to reduce a transition area to less than 25 feet wide in an area containing critical habitat for fauna or flora.*

The transition area averaging plan will not result a transition area width that is less than 25 feet in an area containing critical habitat for fauna or flora.

- *The transition area averaging plan proposes to reduce a transition area to 10 feet wide for a continuous distance of 100 linear feet or more along the freshwater wetlands boundary.*

The transition area will not be reduced to 10 feet wide for a continuous distance of 100 feet or more along the wetland boundary.

- *The transition area averaging plan proposes to reduce a transition area to less than 25 feet within the watershed of a current or proposed National Wildlife Refuge.*

No transition area reduction to less than 25 feet wide is proposed within the watershed of a current or proposed National Wildlife Refuge.

- *The transition area averaging plan proposes to compensate for a decrease in a transition area by increasing the width of any portion of the transition area to more than 75 feet.*

All proposed compensation is within 75 feet of the on-site wetlands.

- *The transition area averaging plan results in an average transition area width that is less than 25 feet.*

The transition area averaging plan will not result in an average transition area width that is less than 25 feet.

- *Each transition area averaging plan shall be specific to a particular freshwater wetland and its associated transition area. To determine whether a freshwater wetland area is all one wetland or made up of multiple separate wetlands, the Department shall consider the factors listed at N.J.A.C. 7:7A-8.1(c). If an applicant proposes to expand a transition area to compensate for a reduction elsewhere, the expanded portion of the transition area shall be an extension of the same transition area that is being reduced, located adjacent to the same freshwater wetlands as the reduced transition area.*

The transition area compensation is located adjacent to the same freshwater wetland system as the reduced transition area.

- *The expanded portion of the transition area shall be located on the same site, as defined at N.J.A.C. 7:7A-1.3, as the reduction.*

The transition area compensation proposed is on the same site as the reduction.

- *The expanded portion of the transition area shall be owned in fee simple by the applicant, unless the applicant demonstrates sufficient legal authority over the site to carry out all requirements of this chapter. For example, the expanded portion of the transition area shall not be subject to a utility easement or other encumbrance.*

The transition area compensation proposed will be owned in fee simple by the applicant.

- *The expanded portion of the transition area shall have the same ecological characteristics as the reduced portion of the transition area, including the vegetation types, or have characteristics that are equivalent or better as regards the transition area's ability to serve the functions listed at N.J.A.C. 7:7A-3.3. For example, if a forested portion of the transition area is reduced, the expanded portion of the transition area must also be forested.*

The transition area compensation proposed has the same ecological characteristics as the reduced portion of the transition area. Please refer to the annotated photolog which includes representative photographs of the on-site transition areas.

- *All transition area averaging plan waivers shall be conditioned on the recording of a Department-approved conservation restriction in accordance with the requirements at N.J.A.C. 7:7A-12 restricting future activities in the averaging compensation area.*

The applicant will place a conservation restriction on the transition area compensation areas.

ATTACHMENT A

FIGURES

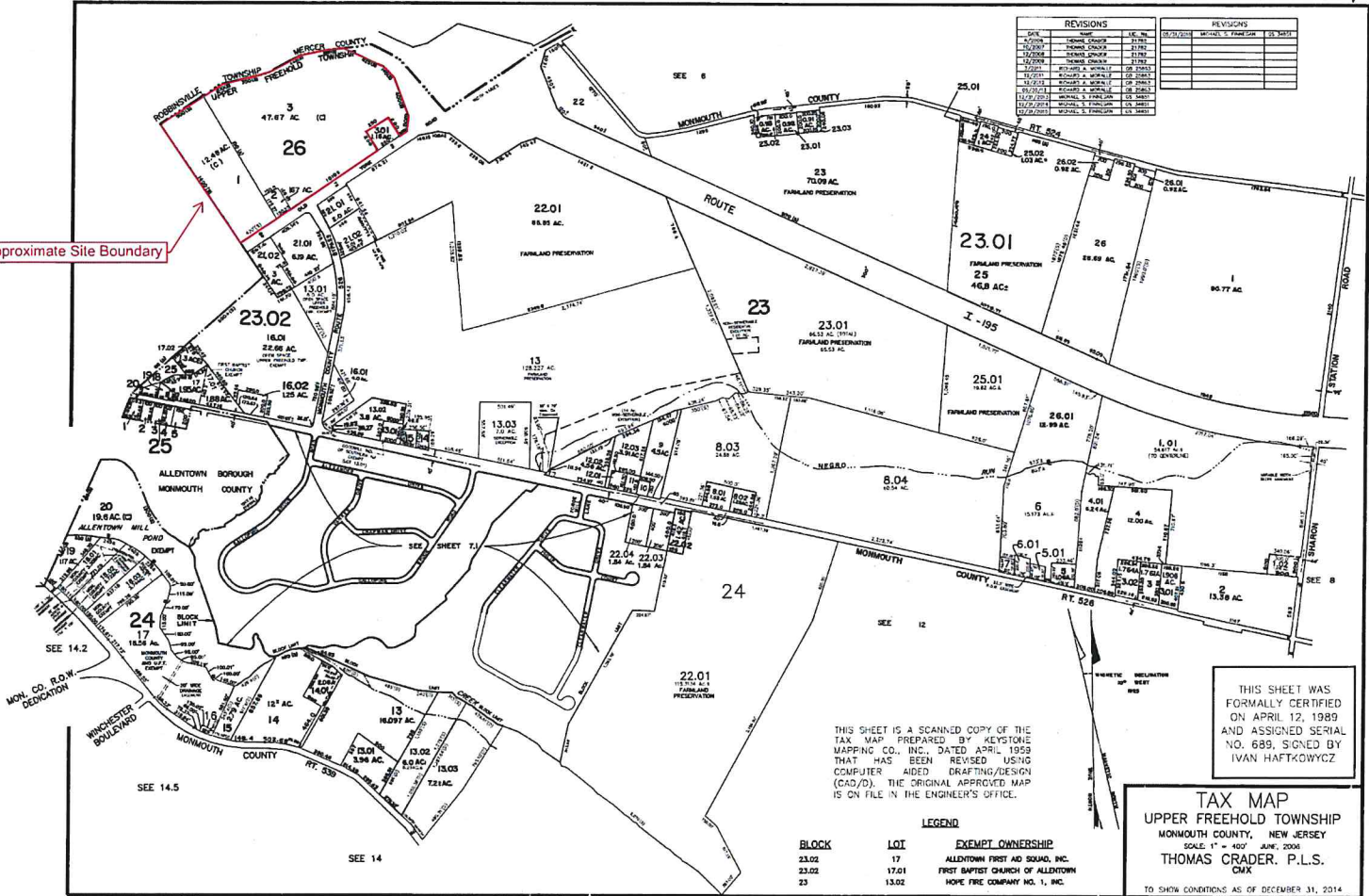
Municipal Tax Map
Figure 1: USGS Site Location
Figure 2: Local Road Map
Figure 3: Landscape Project
Figure 4: Historic Resources

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Approximate Site Boundary

REVISIONS			REVISIONS		
DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER
02/20/2014	ISSUED	THOMAS CRADER	02/20/2014	ISSUED	THOMAS CRADER



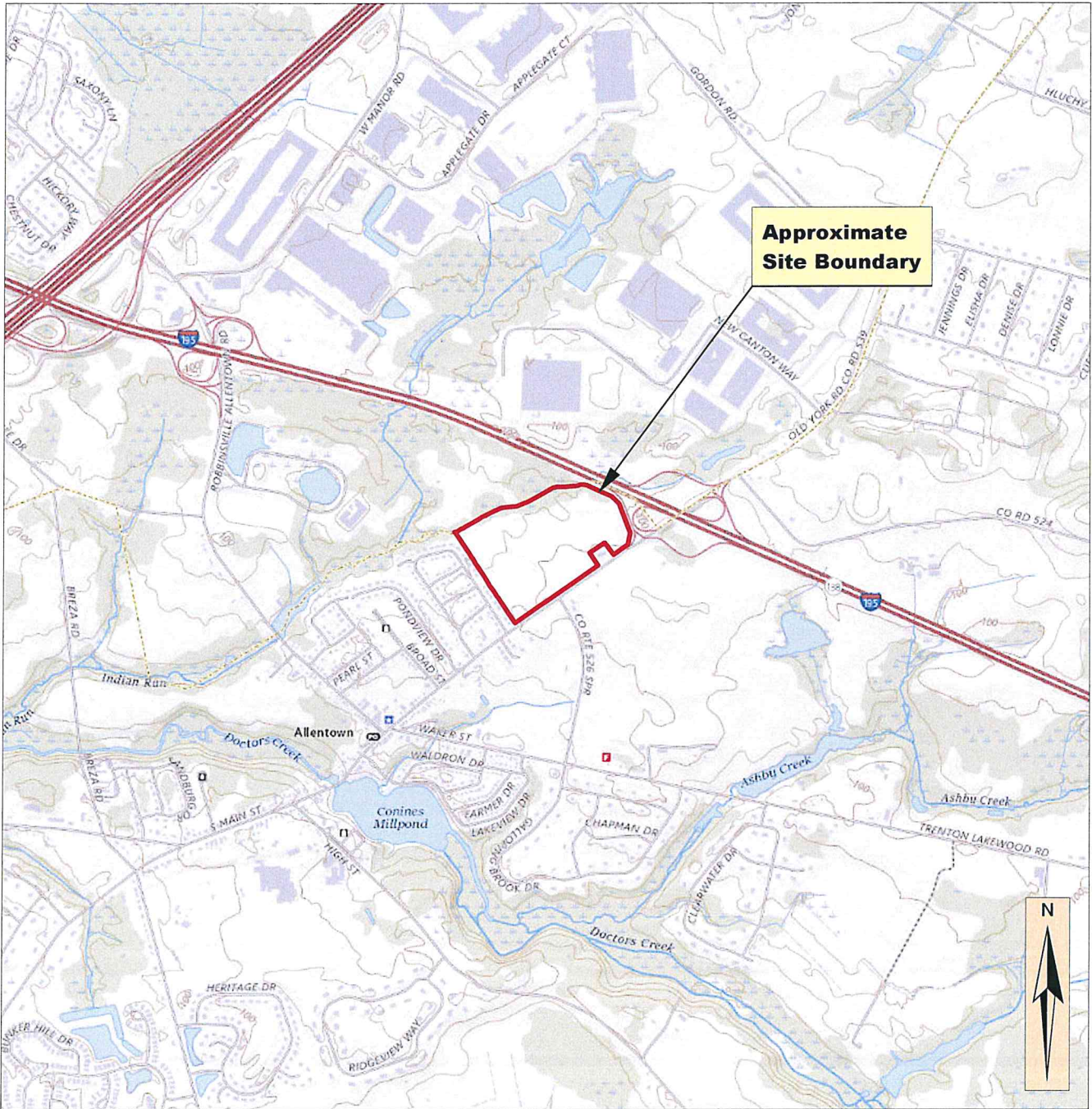
THIS SHEET IS A SCANNED COPY OF THE TAX MAP PREPARED BY KEYSTONE MAPPING CO., INC., DATED APRIL, 1999 THAT HAS BEEN REVISED USING COMPUTER AIDED DRAFTING/DESIGN (CAD/D). THE ORIGINAL APPROVED MAP IS ON FILE IN THE ENGINEER'S OFFICE.

THIS SHEET WAS FORMALLY CERTIFIED ON APRIL 12, 1989 AND ASSIGNED SERIAL NO. 689, SIGNED BY IVAN HAFTKOWYCZ

TAX MAP
 UPPER FREEHOLD TOWNSHIP
 MONMOUTH COUNTY, NEW JERSEY
 SCALE: 1" = 400' JUNE, 2006
 THOMAS CRADER, P.L.S.
 C.M.A.

BLOCK	LOT	EXEMPT OWNERSHIP
23.02	17	ALLENTOWN FIRST AID SQUAD, INC.
23.02	17.01	FIRST BAPTIST CHURCH OF ALLENTOWN
23	13.02	HOPE FIRE COMPANY NO. 1, INC.

TO SHOW CONDITIONS AS OF DECEMBER 31, 2014



SITE LOCATION

State Plane Coordinates (New Jersey NAD 83)
470,765' E; 492,033' N



FIGURE 1: USGS SITE LOCATION

Block 26, Lots 1, 2, & 3
Upper Freehold Township
Monmouth County, New Jersey

USGS The National Map, Allentown, NJ Quadrangle. 2020

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Date: 5/23/22

Scale 1:24,000

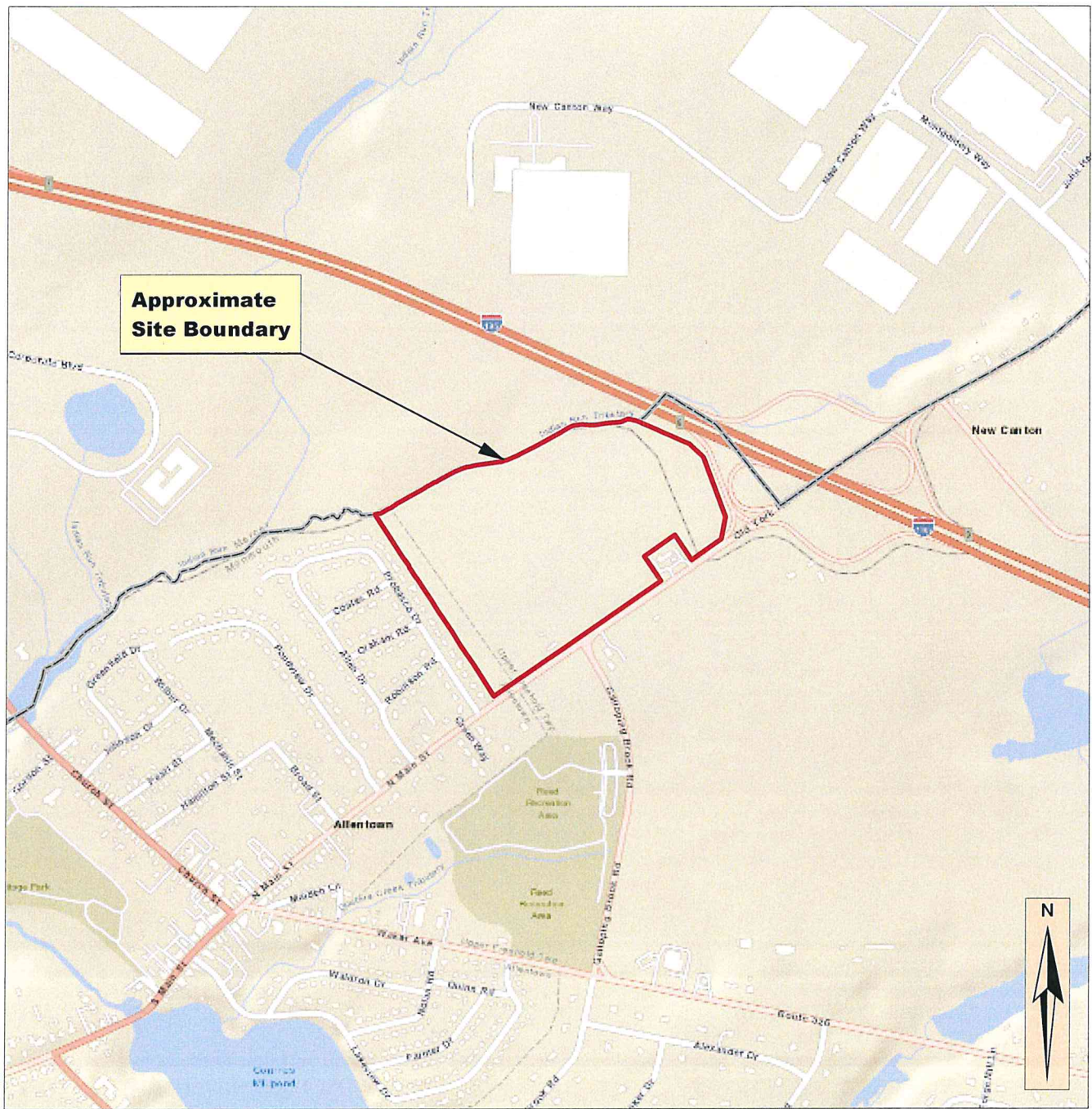


FIGURE 2: LOCAL ROAD MAP

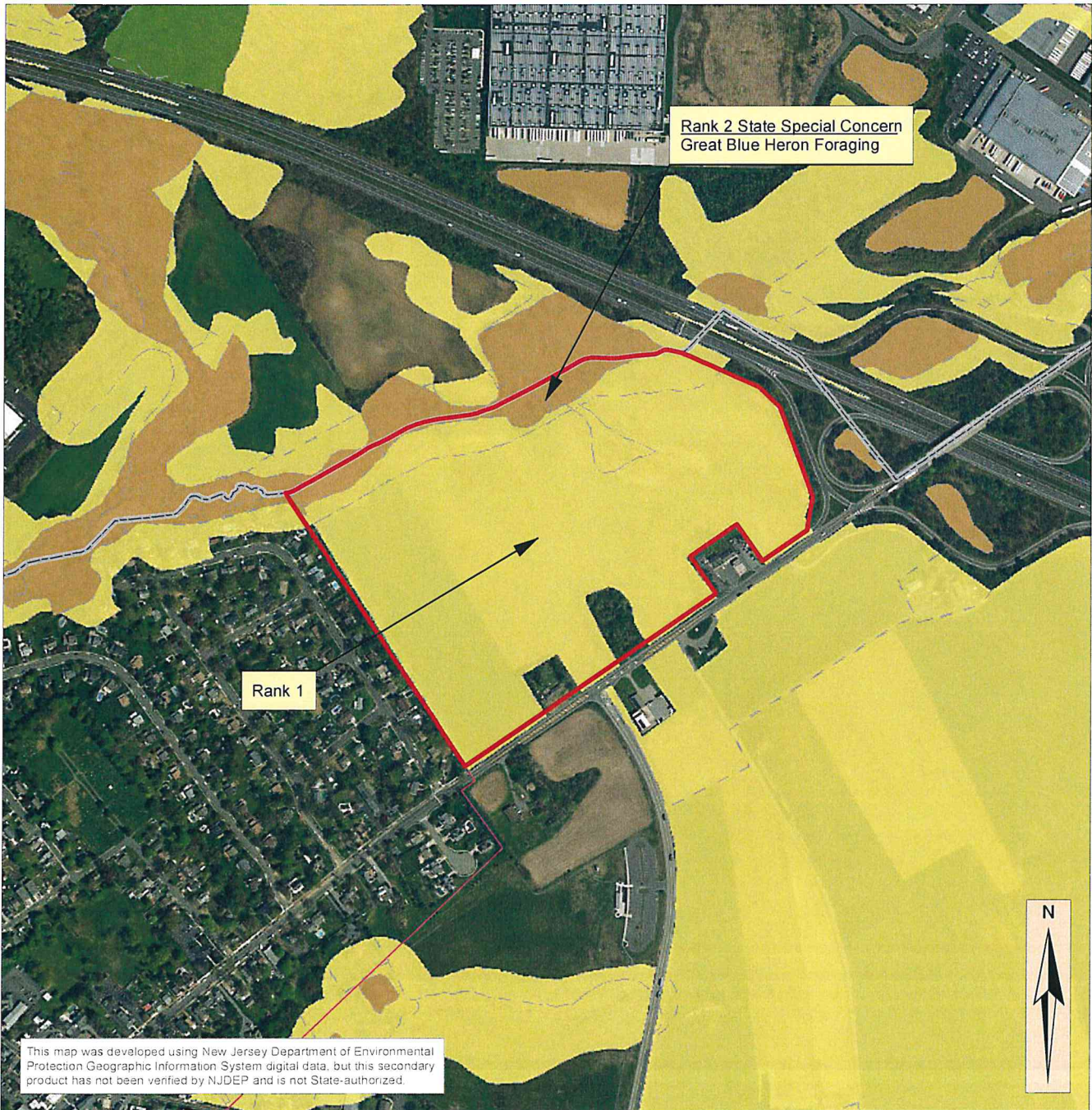
Block 26, Lots 1, 2, & 3
 Upper Freehold Township
 Monmouth County, New Jersey

Source: ESRI, et al. World Street Map. ArcGIS Online Base Map.

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Date: 3/24/23

Scale 1:12,000



Approximate site boundary

Species-Based Habitat

RANK

- Rank 1 - Habitat specific requirements
- Rank 2 - Special Concern
- Rank 3 - State Threatened
- Rank 4 - State Endangered
- Rank 5 - Federal Listed

Vernal Pools/Habitat

VERNAL POOL STATUS

- Vernal pool location
- Potential vernal pool location

VERNAL HABITAT TYPE

- Potential vernal habitat area
- Vernal habitat area

Freshwater Mussel Habitat

RANK

- Rank 2 - Special Concern
- Rank 3 - State Threatened
- Rank 4 - State Endangered
- Rank 5 - Federal Listed



FIGURE 3: LANDSCAPE PROJECT

Block 26, Lots 1, 2, & 3
Upper Freehold Township
Monmouth County, New Jersey

Sources:
NJDEP, DFW, ENSP. 2017. New Jersey's Landscape Project (Version 3.3).
NJOT, OGIS. 2021. NJ 2020 High Resolution Orthophotography.

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Date: 5/23/22

Scale 1:8,000



This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



- Approximate Site Boundary
- ★ Historic Property Features
- Historic Properties
- Archaeological Site Grid
- Historic Districts

FIGURE 4: HISTORIC RESOURCES	
Block 26, Lots 1, 2, & 3 Upper Freehold Township Monmouth County, New Jersey	
Sources: NJDEP, NHR, HPO. 2021. NJDEP Historic Property Features, Properties, Districts, and Site Grid Map of NJ. NJGIT, OGIS. 2021. NJ 2020 High Resolution Orthophotography.	
EcolSciences, Inc. Environmental Management & Regulatory Compliance	Date: 5/23/22 Scale 1:6,000

ATTACHMENT B

BOG TURTLE CERTIFICATION LETTER

EcolSciences, Inc.

Environmental Management & Regulatory Compliance



April 19, 2023

Application Support
New Jersey Department of Environmental Protection
Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625

Re. Bog Turtle Certification
Application for a Freshwater Wetlands General Permit No. 6, 7, and 11, and
Transition Area Waiver Averaging Plan
Applicant: AAESUF Property, LLC
Proposed Warehouses
Block 26; Lots 1, 2, & 3
Upper Freehold Township, Monmouth County, New Jersey

To Whom It May Concern:

In accordance with the New Jersey Department of Environmental Protection, Division of Land Resource Protection, Freshwater Wetlands Permit Program, Attachment D, the above-referenced project is located within a municipality in which bog turtle (*Glyptemys muhlenbergii*) is known to occur. Based on a field investigation of the area directly affected by the proposed General Permit and Transition Area Waiver activities, as well as its immediate drainage area, my consultant, EcolSciences, Inc., has verified the site does not include appropriate habitat for this species. Therefore, I hereby certify that the above-referenced General Permit and Transition Area Waiver activities will not result in any direct or indirect activities to bog turtle or its documented habitat.

Very truly yours,

AAESUF Property, LLC

A handwritten signature in blue ink, consisting of a stylized, cursive name, is written over a horizontal line.

ATTACHMENT C

QUALIFICATIONS OF PREPARERS

EcolSciences, Inc.

Environmental Management & Regulatory Compliance

DAVID P. MOSKOWITZ, Ph.D., SPWS

EDUCATION:

Ph.D. 2016 -Entomology
Rutgers University, New Brunswick, N.J.

M.S. 2000 -Environmental Policy Studies
New Jersey Institute of Technology, Newark, N.J.

B.A. 1984 -Environmental Studies
George Washington University, Washington, D.C.

PROFESSIONAL AFFILIATIONS:

Society of Wetland Scientists
Entomological Society of America
American Entomological Society
Lepidopterists' Society

PROFESSIONAL CERTIFICATIONS:

Senior Professional Wetland Scientist -SWS
Certified Wetland Delineator -Corps of Engineers
USEPA Wetland Delineation -WTI
Qualified Ornithologist -NJDEP
Qualified Bog Turtle Surveyor – USFWS

EXPERIENCE:

Dr. Moskowitz is a Senior Vice President with EcolSciences, Inc. During the past 37 years with EcolSciences, Inc., Dr. Moskowitz has conducted more than 7,500 environmental studies for a wide range of clients including government agencies, and the development, legal, engineering and financial professions. These studies have focused on wetland and wildlife issues including delineations, field surveys, mitigation and regulatory compliance as well as Phase I, Phase II and Brownfields Redevelopment. Dr. Moskowitz has also provided expert testimony before numerous municipal boards and the New Jersey Meadowlands Commission and has been qualified as an expert in Superior Court of New Jersey, New Jersey Office of Administrative Law, New Jersey Condemnation Commission, and the Morris County Board of Taxation.

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Moskowitz, D. 2023 (*Conditionally Accepted*). Nesting habitat of the Rose Mallow bee (*Ptilothrix bombiformis* Smith Hymenoptera: Apodiidae) in a highly developed suburban landscape. (*Urban Naturalist*).

Moskowitz, D. 2023. (*Accepted and in press*). The Rediscovered 20th Century Boy Scout Dust Jacket Artwork of New Jersey Pulp Artist Chris Schaare.

In preparation: Gotham City History Blog: The Life and Rediscovered 20th Century Boy Scout Fiction Artwork of New York City Artist Edward C. Caswell.

In preparation: Minnesota History: The 1912 Fox Patrol Boy Scout Books by C. L. Gilman: A Fascinating Chapter in Minnesota and Minneapolis History.



JENNIFER R. ROCHE, PWS

EDUCATION: *M.S., 2015 – Conservation Biology
SUNY College of Environmental Sciences and Forestry, Syracuse, N.Y.
Thesis: Ecological and Genetic Assessments of the Invasive Potential of
Actinidia Arguta (Hardy Kiwi) in the Northeast United States*

*B.A., 2012 – Biological Science
Harpur College of Arts and Sciences,
Binghamton University, Binghamton, N.Y.*

**AREAS OF
EXPERTISE:**

*Regulatory Assessments and Constraints Analysis
Wetland Delineations & Regulatory Review
Threatened & Endangered Species Surveys*

PROFESSIONAL

CERTIFICATIONS: *Professional Wetland Scientist (PWS) #3423 – Society of Wetland
Scientists
Wetland Delineation Certificate – Rutgers University OCPE
OSHA 1910.120 40-hour HAZWOPER Training*

PROFESSIONAL

ASSOCIATIONS: *Member of the Society of Wetland Scientists*

EXPERIENCE:

Ms. Roche is a Project Manager with EcolSciences, Inc. and has 8 years of environmental experience. She has professional experience in wetland and stream delineations; threatened & endangered species surveys; environmental permitting, planning, and monitoring; and constraints analyses with a focus on renewable energy, electric generation, and natural gas projects. Additional experience includes construction oversight to ensure compliance with permit conditions, preparation of permit applications and GIS mapping. Ms. Roche has extensive experience with power utility clients and has expertise in local and state regulations in NY and NJ as well as federal regulations as they apply to electric generation and transmission projects.

Prior to joining EcolSciences, Inc., Ms. Roche was the technical project manager and point of contact for a utility client at an engineering and environmental consulting firm where she was responsible for assisting in the growth of the Siting, Licensing, and Permitting program. As a technical project manager, Ms. Roche was responsible for the development of ecology-related project scopes, schedules, budgets, and overall project direction to ensure successful environmental compliance. A summary of Ms. Roche' relevant experience includes:



EcolSciences, Inc.
Environmental Management & Regulatory Compliance

Wetland Delineations and Regulatory Compliance

- Conducted numerous wetland delineations based on the Federal Manual three-parameter approach using indicators of hydrophytic vegetation, hydric soils, and wetland hydrology.
- Preparation of Environmental Impact Statements, Letters of Interpretation, Transition Area Waivers, General / Individual Permits, CAFRA / Waterfront Development Permits, as various U.S. Army Corps permits for both development and utility projects throughout NJ.
- Preparation of Article VII and Article 10 applications for major utility projects, Freshwater Wetlands Permit (Article 24) and Protection of Waters Permit (Article 15) applications, and State Environmental Quality Review (SEQR) compliance for both development and utility projects throughout NY.

Threatened and Endangered Wildlife and Plant Species

- **Bat Studies:** Experience deploying long term acoustic equipment to determine the presence/absence of rare bat species, analyzing acoustic data with Kaleidoscope Pro software, and conducting emergence surveys.
- **Turtle Studies:** Assisted in Phase I and Phase II surveys for the Federally threatened and New Jersey State-endangered bog turtle (*Glyptemys muhlenbergii*). Assisted in radio telemetry for bog turtle.
- **Avian Studies:** Performs avian habitat evaluations and/or species presence/absence surveys for the New Jersey State-threatened barred owl (*Strix varia*) and the New Jersey State-endangered, red-shouldered hawk (*Buteo lineatus*) along utility rights-of-way. Avian surveys included performing call surveys, nest searches, and assessing suitability of habitat for nesting and/or foraging.
- **Vernal Habitats:** Conducted day and night surveys of vernal pools for an annual monitoring effort following installation of an underground gas line. Assessed for the presence of vernal-dependent species.
- **Rare Plant Studies:** Assisted in rare plant surveys for the Federally threatened and New Jersey State-threatened swamp pink (*Helonias bullata*) along utility rights-of-way.

Construction/ROW Maintenance Monitoring

- Monitoring of construction and/or maintenance activities within environmentally sensitive areas along various overhead electric line ROWs to ensure compliance with permit conditions.



- Monitoring regulated activities within environmentally sensitive areas for the purposes of natural resources protection (wetlands, waters, and threatened and endangered species), soil and sediment erosion control, access road maintenance & repair, and ROW vegetation maintenance, including spraying, mowing, hand-cutting, and tree-cutting.

Geographic Information Systems

- Evaluates potential environmental constraints using land use/land cover, wetlands, vernal habitat, riparian zones, flood hazard area information, and NJDEP Landscape Project mapping for both development and utility projects.

