



Engineering
& Design

Environmental Impact Statement

May 3, 2024

Jernee Mill Industrial

Block 58, Lots 9 and 2.01

Borough of Sayreville, Middlesex County, New Jersey

Prepared for:

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Executive Summary

Currently, the majority of the 46.5 acre site is occupied by Sayreville Landfill No. 3, a former Superfund site, which occupies over 50% of the property. The remainder of the site is comprised of wetland areas, upland forest areas and a small commercial land use. The site has frontage along Jernee Mill Road. The project site is known as Block 58, Lots 2.01 and 9 (formally known as Block 56, Lots 1.01, 2.01 & 2.02; Block 57.02, Lot 1; 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 & 7) Borough of Sayreville in Middlesex County, New Jersey.

Approximately 45.2 acres of the project site is owned by the Borough of Sayreville and has been designated by the Municipality as a site in need of redevelopment. The majority of the site is located within the Eco-Industrial Redevelopment Area. CP MD Jernee Mill, LLC, the designated redeveloper of the site is proposing to construct up to two (2) cold-storage warehouse buildings with assembled trailer storage areas and associated site improvements. The first cold-storage warehouse building will be located on the eastern side between the existing landfill and Jernee Mill Road, consisting of approximately 250,000 square feet (including office space, cooler/freezer space, and cold dock space), with 36 loading bays and 76 trailer parking stalls. The second cold-storage warehouse building will be west of the existing MCUA sewer ROW, consisting of approximately 100,000 square feet (including office space, cooler/freezer space, and cold dock space), with 26 loading bays and 40 trailer parking stalls. Both buildings are proposed to have a minimum of 53' clear heights and the total project will include approximately 146 car parking stalls and 116 trailer parking stalls.

The project will disturb approximately 24.6 acres, of which approximately 17.05 acres (742,704 SF) will be impervious surfaces. (The existing site contains 1.24 acres of impervious surface).

The Project site is located on the west side of Jernee Mill Road bounded on the north by Pond Creek, on the west by the South River, and on the south by an unnamed tributary to the South River. The approximate Universal Transverse Mercator (UTM) coordinates of the proposed facility are 554,655 meters Easting, 4,477,430 meters Northing, in Zone 18, NAD83. Figures 1-1 and 1-2 show the proposed Facility location and the surrounding area. Access to the property is provided directly from Jernee Mill Road.

The proposed project is consistent with the Redevelopment Plan and will revitalize an underutilized parcel of land. Critical coastal wetland areas have been avoided with the proposed site plan.

Introduction

Purpose of Document

This report has been prepared in accordance with the *Land Development Ordinance of the Borough of Sayreville*, which requires the preparation and submittal of an Environmental Impact Statement (EIS) as part of an application for approval of a Site Plan. This EIS has been prepared in accordance with the specifications set forth in Chapter 26-65 (Environmental Impact Assessment) of Article III, Application Requirements and Development Procedures. CP MD Jernee Mill, LLC proposes the construction of the project on Block 58, Lot 9 and Lot 2.01 in the Borough of Sayreville, Middlesex

County, New Jersey. This report provides a summary of the project, the environmental setting, potential impacts, proposed mitigation measures and alternatives to the project.

Methods

Staff at Colliers Engineering and Design (CED) (Appendix A) reviewed manuscripts, reports, and other documents related to the project site. We also used as references several publications and maps regarding the local geology (Owens et al. 1998), soil (Powley 1987), and aquifers in the vicinity of the site (Herman et al. 1998). Additional reports resulting from recent studies conducted at the property or from databases for cultural resources (NJDEP) and sensitive wildlife species (NJDEP Appendix E) provided important information for our evaluation. Maps of site features and other figures were prepared (Figs. 1-12). Staff from CED visited the property on May 1, 2024 to photograph the environmental setting, record information on the vegetation and flora, assess the site for rare and endangered species habitat, determine the location of wetlands per previous delineations, and make incidental observations regarding wildlife species. Photographs of the subject property boundaries and characteristics are contained in Appendix B. Site plans and engineering analyses provided information on the scope, design, landscaping, traffic, water, and sewer for the proposed project. The information gathered from these sources, and from other documents listed in Section 12.0 References, was used to develop the descriptions, analyses, and interpretations provided herein.

Site Location and Characteristics

The 46.5 acre subject property is comprised of disturbed land located immediately west of Jernee Mill Road and east of the South River in the Borough of Sayreville in Middlesex County New Jersey. The project site, which is the subject of this application, is Block 58, Lot 9 and Lot 2.01 which includes the former Sayreville Landfill No.3, a closed superfund site (Figs. 1-4). The project site is located south of Z Brothers Concrete Inc. and Pond Creek and north of Duck Creek and an undeveloped plot of land owned by the Borough of Sayreville. The block and lot specific to this application, is Block 56, Lots 2.01 and 9 (formally known as Block 56, Lots 1.01, 2.01 & 2.02; Block 57.02, Lot 1; 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 & 7).

The site is comprised of approximately 1.071 acres of forested uplands, 7.488 acres of forested freshwater wetlands and associated buffers, 9.178 unforestred wetlands and associated buffers, 15.050 acres of unforestred uplands, and 1.3 acres of commercial land use- the majority of which is an asphalt and gravel lot.

Sayreville Landfill No.3 was in operation from 1971 to August 1977. Additional disposal of material at this site may have occurred past 1977. The former Sayreville Landfill was considered a Superfund Site by the U.S. Environmental protection Agency (USEPA). As of July 12th, 2011 the landfill met all the site completion requirements and is closed out according to the USEPA. The Project Site is part of an approved Redevelopment Plan which allows for the development of a cold-storage warehouse as a Principal Permitted Use.

Zoning and Easements

The property is located in the SED (Special Economic Development) Zoning District. The proposed cold-storage warehouse is a permitted use under “essential services” within this zone. Therefore, the application for site plan approval will fall under the jurisdiction of the Planning Board. Permitted uses in the SED Zoning District are the following:

- Automotive electronic and precision equipment, commercial and industrial machinery and equipment, and personal and household goods repair and maintenance, excluding truck maintenance facilities;
- Child care centers;
- Essential services;
- Health club, gym or recreational facility;
- Information services and products/communications industries;
- Institutional and public uses;
- Manufacturing excluding:
 - Iron and steel mills and ferroalloy manufacturing, and
 - Chemical manufacturing, excluding petro-chemical (32511), cyclic crude and intermediate (325192), pesticide, fertilizer and other agricultural chemical (3253) and explosives (32592) manufacturing,
- Office, including medical office and research lab;
- Parking facility/public parking garage or lot, excluding freight trucking and motor vehicle towing; and
- Warehousing and indoor storage, excluding bulk fuel storage.

The project is among the permitted uses in this Zoning District. The project site has also been designated as an area in need of redevelopment by the Borough. CP MD Jernee Mill, LLC has been designated as the redeveloper of the site. The Project Site is part of an approved Redevelopment Plan which allows for the development of a cold-storage warehouse as a Principal Permitted Use. In accordance with the Redevelopment Plan, CP MD Jernee Mill, LLC will comply with the performance standards (e.g. setbacks; building heights, etc.) established during the formal site plan review and approval process conducted by the Borough of Sayreville’s Planning Board

Existing easements on the parcel include a 100’ wide Middlesex County Utilities Authority (MCUA) sanitary sewer traversing the site in a southeast/northwest direction.

State Planning Area – PA-1

The subject property is zoned Metropolitan Planning Area (PA-1) by the New Jersey State Planning Commission. The Metropolitan Planning Area (PA-1) of the State Development and Redevelopment Plan includes those communities, such as the Borough of Sayreville, that have strong ties to major metropolitan centers, such as the New York/Newark/Jersey City region. Most of these communities are fully developed, or almost fully developed, and typically new developments involve the redevelopment of properties. The intent of the Metropolitan Planning Area is to: (1) provide for much of the state's future redevelopment; (2) revitalize cities and towns; (3) promote growth in compact forms; (4) stabilize older suburbs; (5) redesign areas of sprawl; and (6) protect the character of existing stable communities (NJ State Planning Commission 2001).

A cold-storage warehousing facility fulfills the intentions of the Metropolitan Planning Area by redeveloping an underutilized site, providing commerce for the state's future redevelopment, and by being an economic benefit to the Borough of Sayreville.

Permits, Conditions and Constraints

The NJDEP issued a Freshwater Wetlands Letter of Interpretation (LOI) (File No.1219-08-0004.1, FWW220001) for as Block 58, Lots 9 and 2, which was approved June 29, 2023. The LOI indicated that freshwater wetlands of intermediate resource value, a potential vernal habitat, coastal wetlands, a critical wildlife habitat, and State open waters are present on the subject property.

The site is also constrained by Sayreville Landfill No. 3. Minor encroachments are proposed within the limits of the landfill and Landfill Disruption permit from the NJDEP will be required to address the same. CP MD Jernee Mill, LLC will assume the liability and monitoring required to ensure the integrity of the landfill's cap is sufficient to meet NJDEP standards.

The following permits will be required for the project:

- Sayreville Economic Redevelopment Committee (SERA) for review and endorsement of application as required for submission to PB;
- Borough of Sayreville Planning Board for Preliminary and Final Major Site Plan application;
- Borough of Sayreville for Soil Erosion and Sediment Control Plan Certification;
- Freehold Soil Conservation District for required reference number for applying for NJDEP RFA;
- NJDEP Bureau of Nonpoint Pollution Control;
- Middlesex County Planning Board for Site Plan application;
- Middlesex County Road Department for Road Opening Permit;
- Borough of Sayreville Sewer Approval and endorsement of TWA;
- MCUA for Sewer review and endorsement of TWA;

- NJDEP Sanitary Sewer Main Extension;
- Borough of Sayreville Water Approval and endorsement of Water Main Extension;
- NJDEP Land Use;
- Flood Hazard Verification;
- Flood Hazard Individual Permit;
- Freshwater Wetlands General and/or individual permits;
- Coastal Permit Rules (Waterfront Development/Upland Waterfront Development/Tidelands, Coastal Wetland Buffers, etc.);
- Gas & Electric service;
- Bureau of Solid Waste;
- Landfill Disturbance Permits;

Previous Development Proposals and Environmental Assessments

In January of 2015, a Report of Preliminary Assessment and Phase I Environmental Site Assessment was prepared by Maser Consulting P.A. for Block 56 Lot 2.01. This document was prepared for Globo Construction Corporation for the proposed storage of equipment on the property. In March of 2015, a Report of Preliminary Assessment and Phase I Environmental Site Assessment was prepared by Maser Consulting P.A. for Block 58 Lot 9 (formally known as Block 56, Lots 1.01 & 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; and Block 58, Lots 6 & 7), which is known as the former Sayreville Landfill No.3.

Project Description

Reasons for Project

The Applicant is applying for Preliminary and Final Site Plan Approval to construct up to two (2) cold-storage warehouse buildings with assembled trailer storage areas and associated site improvements. The first cold-storage warehouse building will be located on the eastern side between the existing landfill and Jernee Mill Road, consisting of approximately 250,000 square feet (including office space, cooler/freezer space, and cold dock space), with 36 loading bays and 76 trailer parking stalls. The cold-storage warehouse building will be west of the existing MCUA sewer ROW, consisting of approximately 100,000 square feet (including office space, cooler/freezer space, and cold dock space), with 26 loading bays and 40 trailer parking stalls. Both buildings are proposed to have a minimum of 53' clear heights and the total project will include approximately 146 car parking stalls and 116 trailer parking stalls.

The project will disturb approximately 24.6 acres, of which approximately 17.05 acres (742,704 SF) will be impervious surfaces. (The existing site contains 1.24 acres of impervious surface).

Sanitary Sewage

The site is mapped within the wastewater management area and the facility will connect to infrastructure within Jernee Mill Road.

The maximum estimated average daily flow from the site to the sewer system is 10,360 GPD. The Middlesex County Utilities Authority (MCUA) indicated that they have the capacity to accept the sewer flow.

Water Supply

The potable water demand is estimated to be an average daily demand of 10,851 GPD with a peak daily water demand of 32,553 GPD. The Borough of Sayreville, Department of Water, indicated they have capacity to supply the potable water demand and will confirm as much through the application process.

Stormwater Management Facilities

The proposed project's stormwater will be managed through an onsite collection system and series of basins. The property's stormwater eventually discharges to the South River, which then discharges to the Raritan River, and ultimately discharges into the Raritan Bay. Any increase in stormwater runoff volume resulting from the proposed redevelopment would not increase flooding below the point of discharge given the overall drainage area.

This project is considered a "major development" under the Borough Ordinance since the limit of disturbance is greater than one acre and the increase in impervious surface is more than 0.25 acres. The proposed development has been designed to satisfy the Stormwater Management Rules at N.J.A.C. 7:8 for a major development, including stormwater quantity and quality.

The proposed development has been designed to satisfy the stormwater regulations for a major development, including stormwater quantity, quality and groundwater recharge.

Solid Waste and Recyclables Plan

The pick-up of domestic solid waste and recycled materials generated from the facility will be arranged by the operator and will most likely be a private contractor.

Road Maintenance

The internal roads of the cold-storage warehouse facility will be maintained by the tenant/operator.

Environmental Setting

The environmental setting of a region is the sum of the physical and biological features and processes that characterize the region. The physical conditions, including the location, topography, geology, soils, water resources, etc., directly influence the overlying biotic communities that occur in an area. At the project site, the past land use, remnant topography and vegetation, and presence of wetlands help explain where the sensitive habitats occur and where sensitive wildlife is likely to be

found. The constraints on the property resulting from the interaction of physical and biological features directly influence the location and design of the development plan proposed for the site and analyzed herein.

Physical Resources and Conditions

Physiographic Landscape

Areas that have similar rock types, geologic structures, landforms, and histories are organized into regions called Physiographic Provinces. New Jersey has five provinces, which make it a rather complex state for its small size. From northwest to southeast across the State, the provinces are (1) Ridge and Valley, (2) Highlands, (3) Piedmont: (4) Inner Coastal Plain, and (5) Outer Coastal Plain (Robichaud and Buell 1973). The project area occurs in the New Jersey Inner Coastal Plain Province.

The Coastal Plain area is the most easterly and southern part of New Jersey and comprises about 60% of the land area of the state. While the Inner and Outer Coastal Plains have similar origins they are distinct with respect to soils. The Inner Coastal Plain contains sedimentary deposits made in the Cretaceous period that were covered with later deposits made in the interglacial Pleistocene time. Generally the soils of the Inner Coastal Plains have more silts and clays whereas the Outer Coastal Plain soils tend to be more “sandy” in nature.

The submerged part of the Coastal Plain is called the continental shelf. The moderate elevation of the Coastal Plain has prevented streams from cutting deep broad valleys and the streams that occur flow in shallow valleys at elevations only slightly lower than the broad divides between them. The boundary between the Coastal Plain and Piedmont provinces corresponds approximately to the location of the coastline in Cretaceous time (Schlische 2005).

Topography

Topography in the vicinity of the subject property (Fig.1) generally slopes from near the central point of the former landfill at approximately 21 feet above sea level downward towards the surrounding areas, with the lowest topographic area along Pond Creek and South River in the western portion of the site. The current topography is significantly disturbed due to the former landfill.

Geology

The subject property is underlain by the Raritan Formation (Kr) (Fig. 5), which is upper Cretaceous and upper Cenomanian in age (Owens et al. 1998). This formation can generally be described as clayey silt overlaying quartz sand. Many beds contain small to large lignitized wood fragments. According to the map of Coastal Plain Formations in New Jersey with Acid-Producing Soils contained in the Soil and Sediment Control Standards; the Raritan Formation is mapped as an acid-producing formation (NJDA SSSC 2014).

The surficial sediments at the site are comprised by Alluvium (Qal), Lower Stream Terrace Deposits (Qtl), Salt-marsh and Estuarine Deposits (Qmm) and Weathered Coastal Plain Formations (Qwcp). The Alluvium consists of sand, gravel, silt and minor clay and peat, Lower Stream Terrace Deposits consists of sand, pebble gravel and minor silt and cobble gravel, Salt-marsh and Estuarine Deposits

consists of silt, sand, peat, clay and minor pebble gravel and Weathered Coastal Plain Formations consists of exposed sand and clay of Coastal Plain bedrock formations (NJ Geoweb 2015).

Soils

Soils are formed through the interaction of a variety of physical and biological factors. The United States Department of Agriculture has, through the Soil Conservation Service, mapped soils in detail; for New Jersey, the results of these soil surveys are issued for each county.

The U.S. Department of Agriculture, Soil Conservation Service (SCS), in cooperation with the New Jersey Agricultural Experiment Station, has prepared a Soil Survey for Middlesex County, New Jersey (Powley 1987). This survey contains data regarding soils and shallow subsurface conditions throughout Middlesex County. This information is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses. A review of the Web Soil Survey (Fig. 6), prepared by the Natural Resources Conservation Service (NRCS), which provides an update to the county soil surveys, indicates the presence of five (5) soil types in the vicinity of the project site. These soils are described below:

Galloway loamy sand, 0-5% slopes (GamB): This soil type is found on flats and dunes with a parent material of unconsolidated sandy marine deposits. These Galloway soils are classified as somewhat poorly drained, with the water table at a depth of about 12 to 18 inches below the surface. Flooding and ponding do not typically occur here. The depth to the restrictive feature is more than 80 inches. These soils are classified as having a land capability of 3w, a hydrologic soil group of A/D and being farmland of statewide importance.

Hammonton loamy sand, clayey substratum, 0-5% slopes (HbmkB): This soil type is found on flats and depressions with a parent material of coarse-loamy fluviomarine deposits over clayey estuarine deposits. These Hammonton soils are classified as moderately well drained, with the water table at a depth of about 18 to 42 inches below the surface. Flooding and ponding do not typically occur here. The depth to the restrictive feature is more than 80 inches. These soils are classified as having a land capability classification of 2w, a hydrologic soil group of B and being farmland of statewide importance.

Psamments, 0-3% slopes (PssA): This soil type is found on depressions with a parent material of sandy lateral spread deposits. These Psamments soils are classified as well drained, with the water table at a depth of about 48 inches below the surface. Flooding and ponding do not typically occur here. The depth to the restrictive feature is more than 80 inches. These soils are classified as having a land capability classification of 7s, a hydrologic soil group of A and are not considered prime farmland.

Psamments, sulfidic substratum, 0-3% slopes (PstA): This soil type is found on depressions with a parent material of sandy lateral spread deposits. These Psamments soils are classified as well drained, with the water table at a depth of about 48 inches below the surface. Flooding and ponding do not typically occur here. The depth to the restrictive feature is more than 80 inches. These soils are classified as having a land capability classification of 7s, a hydrologic soil group of A and are not considered prime farmland.

Urban land (UR): This soil type has a parent material of disturbed and natural soil material covered by pavement, concrete, buildings and other structures. These soils are classified as having a land capability of 8s and are not considered prime land.

Hydrology

In addition to the perched, high water table within the wetlands, the Duck Creek makes up the southern border and the South River and Pond Creek make up the western border of the project site. Pond Creek and Pond Creek Tributary make up the northern border of the site. The portion of Pond Creek that lies to the south of Pond Creek Tributary flows through the northern portion of the site.

Groundwater Quality and Quantity

Groundwater adjacent to large rivers, such as the South River, in this region typically flows toward and discharges into the river or follows the course of the river as underflow. Underflow discharges into the river at a later point or discharges into the Raritan River or Raritan Bay. Geologic constraints on the site may cause some fractions of the groundwater onsite to discharge into the ditches on the site. Normal groundwater flow patterns may have also been altered by the past alteration of the site.

According to the New Jersey Geological Survey Aquifers of New Jersey map (Herman et al. 1998, NJ GeoWeb 2015) (Fig. 8), the subject property is underlain by the Potomac-Raritan-Magothy (prma) aquifer system which consists of interbedded sand, gravel, silt and clay that are separated into lower, middle and upper aquifers (Herman et al. 1998). This system includes the Raritan confining unit which is composed of interbedded sand, silt and clay. It primarily consists of intergranular porosity and permeability. Water within the system is fresh and moderately hard with a near-neutral pH. Salinity increases towards the coastline of the Raritan and Delaware Bays. Elevated iron and manganese are common and calcium and magnesium levels decrease and sodium and potassium levels generally increase to the southeast. Calcium-bicarbonate type waters dominate. The aquifer recharge rank associated with this aquifer system is "A," meaning the aquifer recharges at greater than 500 gallons per minute (Herman et al. 1998).

According to the NJ GeoWeb, groundwater recharge rates for the majority of the property are mapped as wetlands and open water therefore no recharge was calculated for this area. Areas within the central portion of the site are mapped as 0 inches per year (NJ GeoWeb 2024).

Surface Water Quality and Quantity

The waterbodies located onsite are the South River, Duck Creek, Pond Creek and Pond Creek Tributary. All four waterbodies are delineated on the USGS map and Middlesex County Soil Survey (see Figs. 1, 6 and 10). The New Jersey Surface Water Quality Standards at N.J.A.C. 7:9B assign a classification of FW2-NT/SE1 to the all four water bodies.

Quality Standards establish the following uses for FW2 waters:

- Maintenance, migration, and propagation of the natural and established biota;

- Primary and secondary contact recreation;
- Industrial and agricultural water supply;
- Public and potable water supply after such treatment required by law or regulation and
- Any other reasonable uses.

The NT designation also means that this portion of the waterbody is not reserved for trout production, maintenance or special protection.

The SE designation is for saline estuarine waters. The Surface Water Quality Standards establish the following uses for SE1 waters:

- Shellfish harvesting in accordance with N.J.A.C. 7:12;
- Maintenance, migration and propagation of the natural and established biota;
- Primary contact recreation; and
- Any other reasonable uses.

The site is situated within the Raritan River Lower (below Lawrence) Watershed in the Raritan drainage basin. It is situated within NJDEP's Watershed Management Area 9. The HUC 14 Watershed of the project site is the South River (below Duhernal Lake) (Fig. 10) (NJ GeoWeb 2015).

Air Quality

The Federal Clean Air Act requires each state to attain and maintain specified air quality standards. Ambient Air Quality Standards have been promulgated by the federal government and by New Jersey for total suspended particulates (TSP), sulfur dioxide (SO₂), carbon monoxide (CO), ozone (O₃) nitrogen dioxide (NO₂) and lead (Pb). The New Jersey standards are generally the same as the federal standards for these pollutants. Primary air quality standards are set to protect human health and secondary standards are set to protect human welfare.

The Borough of Sayreville is located within the Suburban Region of the New Jersey Pollutant Standards Index Reporting Regions. In 2021, air quality in the Suburban Region was good for 315 days, moderate for 48 days, unhealthy for sensitive groups 2 days, unhealthy for zero days, and very unhealthy for zero days, respectively. The monitoring stations for the Suburban Region are located at Chester (SO₂, O₃, NO₂), New Brunswick (PM), and Rutgers University (O₃, NO₂) (NJDEP Bureau of Air Quality Monitoring 2013).

In 2021, carbon monoxide (CO) was not measured in the Suburban Region. The Elizabeth Lab location in the Southern Metropolitan Region was the closest station that measured CO. Carbon monoxide levels measured 2.3 ppm at Elizabeth Lab, during the maximum 1-hr average and 1.7 ppm for the maximum 8-hr average. Carbon monoxide levels have improved dramatically over the past 20 years. The last time the CO standard (35 ppm for the 1-hr average and 9 ppm for the 8-hr

average) was exceeded in New Jersey was January 1995 and the entire state was declared as having reached the CO standard on August 23, 2002 (NJDEP Bureau of Air Quality Monitoring).

Ozone levels measured 0.092 ppm and 0.089 for the 1-hr average maximum at Chester and Rutgers University, respectively. The State and National standard for maximum daily 1-hr average of 0.12 ppm was not exceeded in the Suburban region. The highest 8-hr average maximum was 0.078, with two days above the 8-hr standard (0.08 ppm) for Chester. The highest 8-hr average maximum was 0.075, with no days above the 8-hr standard (0.08 ppm) for Rutgers University. Maximum 1-hr concentrations in New Jersey have not exceeded 0.200 ppm since 1988 and the last time levels above 0.180 were recorded was in 1990 (NJ Bureau of Air Quality Monitoring).

Sulfur dioxide levels measured 0.008 for the 3-hr average maximum and 0.000 ppm for the 12-month average maximum at Chester in 2021. The average calendar year level is 0.001 ppm. The average annual average health standard is 0.030 ppm and the 24-hr average standard is 0.14 ppm. The welfare-based secondary standard of 0.5 ppm is for the 3-hr average concentration. The last time any National sulfur dioxide standard was exceeded in the state was 1980 (NJDEP Bureau of Air Quality Monitoring 2013).

Nitrogen dioxide levels measured 0.048 ppm for the 1-hr average maximum and 0.004 ppm for the 12-month average maximum at the Chester station and measured 0.044 ppm for the 1-hr average maximum and 0.010 ppm for the 12-month average maximum at the Rutgers University station. The annual average measurement of nitric oxides is 0.000 ppm for the Chester station and 0.003 for the Rutgers University station. The 12-month national standard is 0.053 ppm. None of the monitoring stations in New Jersey recorded exceedances of the National or New Jersey air quality standards in 2021. Since routine monitoring for NO₂ began in 1966, concentrations have never exceeded the national standard in New Jersey (NJDEP Bureau of Air Quality Monitoring 2013).

Lead, a metal that occurs naturally and is also produced by human activities (NJDEP Bureau of Air Monitoring 2013), was not measured.

Coarse particulate matter is defined as particles greater than 2.5 microns in diameter, whereas fine particulate matter is defined as particles less than 2.5 microns in diameter. Inhalable particles (PM₁₀) and fine particles (PM_{2.5}) are health concerns because they easily reach the deepest recesses of lungs (NJDEP Bureau of Air Quality Planning, 2015). New Jersey standards for Total Suspended Particulates (TSP) are 75 micrograms per cubic meter for the 12-month averaging period and 260 micrograms per cubic meter for the 24-hour averaging period. New Jersey standards for inhalable coarse particulates are 50 micrograms per cubic meter for the annual averaging period and 150 for the 24-hour average. Coarse particulate matter was not measured in the Suburban Region in 2013. Fine particulate matter (PM_{2.5}) was measured in New Brunswick in the Suburban Region in 2013. The highest daily concentration was 33.8 µg/m³. The annual mean concentration was 6.7 µg/m³. None of the PM_{2.5} standards were exceeded. "Smoke Shade" was not monitored in the Suburban Region (NJDEP Bureau of Air Monitoring).

Middlesex County is located within the Northern New York – Northern New Jersey – Long Island Non-attainment Area for Fine Particulates. None of the New Jersey monitoring stations exceeded the

24-hr standard of 150 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) or the annual standard of $50 \mu\text{g}/\text{m}^3$ in 2021 (NJDEP Air Quality Monitoring Bureau).

In summary, each of the Suburban sub-regional monitoring stations measured below national and state health standards for all criterion air pollutants and for most air toxics, the latter of which have statewide or broad regional exceedances not just with in the Suburban Sub-region.

Ambient Noise Characteristics

The site is bordered by commercial and industrial land uses with similar noise producing characteristics. The nearest residential land uses are approximately 2,500 feet to the north of the project site. An ambient noise monitoring program was performed in the vicinity of the site in April 2015. Both continuous and short term measurements were taken with an emphasis in areas with residential land uses. The continuous monitoring indicated residual or background sounds in the area are low. Short term measurements were found to be similar to continuous monitoring. Noise sources during the day consisted of vehicular traffic noise, commercial and industrial sounds, aircraft and natural sounds. Noise sources during the night included distant vehicular traffic sounds, distant industrial sounds, aircraft and natural sounds.

Biological Resources

Biological resources include the botanical (plant) and zoological (animal) related attributes of a site. Botanical resources include the flora (e.g., checklist and analysis of the plant species) and vegetation (plant communities), both native, naturalized, and cultivated, and the zoological resources include the invertebrate and vertebrate animals and animal communities. Rare, threatened, and endangered species and species of special concern also are considered within this section. Unique or critical environmental resources and features are treated separately (see Section 3.3).

Botanical Resources

Flora

Several plant species were identified during the site reconnaissance performed on May 1, 2024 (Table 1). Because of the time of year and duration of the site visit, additional species are anticipated for the site. Most of the observed species are native to the site, although disturbed areas are expected to yield additional introduced species when observed during the growing season.

Table 1. Plant Species observed at subject property:

Trees

<i>Acer rubrum</i>	Red Maple
<i>Alnus serrulata</i>	Smooth Alder
<i>Betula populifolia</i>	Gray Birch
<i>Nyssa sylvatica</i>	Black Gum
<i>Pinus rigida</i>	Pitch Pine
<i>Populus grandidentata</i>	Big-tooth Aspen
<i>Prunus serotina</i>	Black Cherry

Quercus palustris
Sassafras albidum
Quercus alba
Quercus rubra
Liquidambar styraciflua

Pin Oak
 Sassafras
 White Oak
 Red Oak
 Sweet Gum

Shrubs and Vines

Alnus incana
Baccharis halimifolia
Clethra alnifolia
Kalmia latifolia
*Lonicera japonica**
Rhus typhina
*Rosa multiflora**
Smilax glauca
Vaccinium corymbosum
Vaccinium pallidum

Speckled Alder
 Groundsel-tree, Sea-Myrtle
 Sweet Pepperbush
 Mountain Laurel
 Japanese Honeysuckle
 Staghorn Sumac
 Multiflora Rose
 Glaucous Greenbriar
 Highbush Blueberry
 Lowbush Blueberry

Herbaceous Plants

Andropogon virginicus
*Artemisia vulgaris**
Dichanthelium sp.
Eupatorium spp.
Euthamia graminifolia
Juncus effusus
Lespedeza hirta
Ludwigia alternifolia
Oenothera biennis
Panicum virgatum
*Phragmites australis**
*Plantago lanceolata**
Poa pratensis
Scirpus cyperinus
Setaria spp.*
Solidago canadensis
Symphotrichum spp.
Xanthium strumarium

Broomsedge
 Mugwort
 Panic-grass
 Boneset
 Flat-top Goldenrod
 Smooth Rush
 Hairy Bush-clover
 Seedbox
 Evening Primrose
 Switch Grass
 Phragmites
 English Plantain
 Kentucky Bluegrass
 Wool-grass
 Foxtail
 Canada Goldenrod
 Aster
 Cocklebur

* = Introduced

Vegetation

The project site consists of three major vegetative communities. Upland plant communities can be generally described as maintained fallow fields (landfill), early-successional shrub/scrub (10-20 years) adjacent to the landfill, and mid-successional (20-50 years) (disturbed) forest. Wetland plant communities can be generally described as mid-successional (20-50 years) hardwood forest. Wetland plant communities along the shoreline of the various water bodies and the edge of the landfill (outside the project site limits) are dominated by *Phragmites australis*.

The most widespread species on the site is the Common Reed (*Phragmites australis*), an invasive species, which thrives in disturbed areas. It represents the major species type for most of the communities on the site. These *Phragmites*-dominated communities, both upland and wetland, are commonly occurring and widespread in this part of the state and, therefore, of relatively little value. A mixture of native and non-native species are present throughout the property, including but not limited to Red Maple (*Acer rubrum*), Pin Oak (*Quercus palustris*), Groundsel-tree (*Baccharis halimifolia*), Switchgrass (*Panicum virgatum*), and Grey birch (*Betula populifolia*).

Trees

The Borough of Sayreville has a "Tree Conservation and Reforestation" ordinance (Chapter 30 of the Municipal Code, Ord. # 242-92, S2). A tree survey has been performed and trees on site have been inventoried and will be replaced in accordance with the aforementioned ordinance. The Tree Inventory Plan are sheets 14 and 15 in the Preliminary and Final Major Site Plan.

Zoological Resources

Vertebrate Animals (Wildlife)

Animals common to the interface of urban development, open space and natural areas are anticipated to characterize the vertebrate faunal community of the site. Animals or evidence of the presence of certain species observed during the site visit include mammals (Red Fox (*Vulpes vulpes*), Gray Squirrel (*Sciurus carolinensis*), and Eastern Cottontail (*Sylvilagus floridanus*) and birds (Red-tailed Hawk (*Buteo jamaicensis*), Mourning Dove (*Zenaidura macroura*), Black-capped Chickadee (*Poecile atricapillus*), House Finch (*Carpodacus mexicanus*) and Dark-eyed Junco (*Junco hyemalis*). Other anticipated animals include Raccoon (*Procyon lotor*), Opossum (*Didelphis virginiana*), White-tailed Deer (*Odocoileus virginianus*), various rodents, and additional passerine birds and perhaps waterfowl in the tributary, plus common herpetofauna.

Rare Species and Species of Special Concern

Rare species including threatened and endangered species and species of special concern have been identified within the vicinity of the site. A report from the NJDEP Natural Heritage Database (NJDEP 2023) provides a list of species known to potentially occur on or nearby the subject property (Appendix E).

Per NJDEP (2023), a search of the Natural Heritage Database and the Landscape Project habitat mapping program provided occurrences for several wildlife species or wildlife habitat on the subject property (Table 3).

Table 3. Rare Animal Species or Habitat reported for the subject property, Sayreville, Middlesex County, New Jersey (NJDEP 2023).

<u>Species</u>	<u>Status</u>
Bald Eagle (<i>Haliaeetus leucocephalus</i>) (foraging habitat)	State Endangered
Yellow-crowned Night-heron (<i>Nycticorax violacea</i>) (foraging habitat)	State Threatened
Brown Thrasher (<i>Toxostoma rufum</i>) (breeding sighting)	Special Concern

Both the Bald Eagle and Yellow-crowned Night-heron foraging habits are water dependent. In addition to the rare species, there is one potential vernal habitat area with the identification number of 2016.

The Natural Heritage Database also identified rare species and habitats within one mile of the project site (Table 4).

Table 4. Rare Animal Species or Habitat reported within one mile of the subject property, Sayreville, Middlesex County, New Jersey (NJDEP 2023).

<u>Species</u>	<u>Status</u>
Bald Eagle (<i>Haliaeetus leucocephalus</i>) (foraging habitat)	State Endangered
Yellow-crowned Night-heron (<i>Nycticorax violacea</i>) (foraging habitat and nesting colony)	State Threatened
Brown Thrasher (<i>Toxostoma rufum</i>) (breeding sighting)	Special Concern
Great Blue Heron (<i>Ardea Herodias</i>) (foraging)	Special Concern
Northern Harrier (<i>Circus cyaneus</i>) (breeding sighting and nest)	State Endangered
Osprey (<i>Pandion haliaetus</i>) (foraging)	State Threatened

In addition to the rare species within a mile, there are four potential vernal habitat areas within a mile of the subject property. The identification numbers are 2009, 2010, 2013 and 2016.

Based on the LOI's issued for the site, the area of proposed development does not contain habitat for the listed species since the resource value classification of the wetlands in the area of proposed development has been identified as intermediate.

Critical Environmental Resources and Features

A series of "sensitive environmental features" are considered during the environmental review process. These features can be described as any tract of land that either have more inherent

environmental value, or are more susceptible to perturbations, or both. These resources and features include those with special ecosystem functions such as wetlands; those with special regulatory status such as endangered species; those with special permitting needs such as steep slopes to be graded or floodplains planned for development; and special socio-economic values such as long established trails for public access trails and view-sheds.

Wetlands

Wetlands are those areas that are inundated or saturated with surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands are recognized for their many important ecosystem functions and socio-economic values and are provided protection pursuant to the New Jersey Freshwater Wetlands Protection Act.

The NJDEP issued a Freshwater Wetlands Letter of Interpretation (LOI) (File No.1219-08-0004.1, FWW220001) for as Block 58, Lots 9 and 2, which was approved June 29, 2023. The LOI indicated that freshwater wetlands of intermediate resource value, a potential vernal habitat, coastal wetlands, a critical wildlife habitat, and State open waters are present on the subject property.

The filling and disturbance of freshwater wetlands is required to accomplish the proposed development on the site. This proposed activity will be subject to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A).

Critical Wildlife Habitats

Critical wildlife habitats serve essential roles in ecosystem functions such as habitats for species of special concern such as endangered species, migratory and breeding birds, spawning fish, corridors for wildlife movement, etc. The LOIs issued for the site indicated all freshwater wetlands on site are of intermediate resource value (50' transition area) and coastal wetlands on site may require a 300' buffer. The critical wildlife habitats are associated with the coastal wetlands on site which not be encroached upon and/or disturbed as part of the proposed project.

Stands of Mature Vegetation

Stands of mature vegetation provide habitat for wildlife that requires mature vegetation structure and function rather than youthful habitat conditions, and also provide opportunities for mature individuals of trees and other long-lived species. The project site consists of three major vegetative communities. Upland plant communities can be generally described as maintained fallow fields (landfill), early-successional shrub/scrub (10-20 years) adjacent to the landfill, and mid-successional (20-50 years) (disturbed) forest. Wetland plant communities can be generally described as mid-successional (20-50 years) hardwood forest. A tree survey has been performed and trees on site have been inventoried and will be replaced in accordance with the tree reforestation ordinance.

Floodways and Floodplains

The geomorphic area inundated by flood waters of rivers or streams is the floodplain, which has a series of structural subdivisions defined largely by elevation, position, and the periodicity of

inundation. Floodplains provide important ecosystem functions and socio-economic values including the dissipation of flood waters, groundwater recharge, water quality improvement, wildlife habitat, etc. The flood prone areas are also determined to be “flood hazard” areas concerning various types of development, and are under the jurisdiction of regulatory agencies.

According to the FEMA Preliminary Flood Insurance Rate Map, Panel number 34023C0153G (January 31, 2014), the site, excluding the upper part of the landfill, is within the AE Zone with a base elevation of 14 feet (Fig 7). In addition, a 150 foot riparian buffer is present on both sides of the South River, Duck Creek and Pond Creek due to the Raritan Formation being mapped as an acid-producing formation (NJDA SSCC 2014). A “Flood Hazard Area Control Application & Engineering Report” has been prepared by CED for a Flood Hazard Area Verification.

Aquifer Recharge Areas

According to the New Jersey Geological Survey Aquifers of New Jersey map (Herman et al. 1998, NJ GeoWeb) (Fig. 8), the subject property is underlain by the Potomac-Raritan-Magothy (prma) aquifer system which consists of interbedded sand, gravel, silt and clay that are separated into lower, middle and upper aquifers (Herman et al. 1998). This system includes the Raritan confining unit which is composed of interbedded sand, silt and clay. It primarily consists of intergranular porosity and permeability (Herman et al. 1998). Water within the system is fresh and moderately hard with a near-neutral pH. Salinity increases towards the coastline of the Raritan and Delaware Bays (Herman et al. 1998). Elevated iron and manganese are common and calcium and magnesium levels decrease and sodium and potassium levels generally increase to the southeast. Calcium-bicarbonate type waters dominate (Herman et al. 1998). The aquifer recharge rank associated with this aquifer system is “A,” meaning the aquifer recharges at greater than 500 gallons per minute (Herman et al. 1998). The NJ GeoWeb also identifies prma as the underlying aquifer and also provides the aquifer recharge rate an “A” ranking (NJ GeoWeb 2015) (Fig. 8).

Groundwater adjacent to large rivers, such as the South River, in this region typically flows toward and discharges into the river or follows the course of the river as underflow. Underflow discharges into the river at a later point or discharges into the Raritan River and then ultimately into the Raritan Bay. Geologic constraints on the site may cause some fractions of the groundwater onsite to discharge into the ditches on the site. Normal groundwater flow patterns may have also been altered by the development of the site, including impoundments.

According to the NJ GeoWeb, groundwater recharge rates for the majority of the property are mapped as wetlands and open water therefore no recharge was calculated for this area. Areas within the central portion of the site are mapped as 0 inches per year (NJ GeoWeb 2024).

Areas of High Water Table

High water tables are important as potential sources of surface water such as seeps and springs, the level of water in ponds and the low-flow level of water in streams, the location of wetlands, and as sites for shallow wells. Thus, areas of high water tables are critical as sources of water for plants and wildlife and for human uses, including agriculture. Areas with a high water table were located within the wetlands onsite.

Bedrock Outcrops

This portion of the Inner Coastal Plain is underlain by the Raritan Formation. Surface soils consist of sands, silts, clays, peat and gravel. The depth to bedrock is greater than 80 inches.

Steep Slopes

Artificial steep slopes occur on the former landfill site. The landfill will not be impacted by the proposed project.

Hydric, Acidic, or Highly Erodible Soils

Hydric, acidic, or highly erodible soils have characteristics that can result in limitations to development. The Raritan Formation has the potential to contain acidic layers that could be exposed during the construction phase of the project. Acid producing subsurface soils were identified during an investigation of the same. Accordingly, a 150' riparian buffer from the tops of banks of the streams on site will be in place to protect surface water quality.

Cultural Resources

Cultural resources are man-made or man-modified features of the environment, including objects, structures, sites and districts deemed to be of cultural significance. Such resources may be pre-historic or historic in age, and are often worthy of consideration for preservation.

Archaeological and Historic Resources

The New Jersey & National Registers of Historic Places (NJDEP HPO 2024) did not identify any historic or archaeological sites, or historic districts on or directly adjacent to the subject property. The site lies within the identified Archaeological grid DV127, however the grid is not eligible or listed (Fig 12).

Aesthetic Resources

The site currently does not offer much in aesthetic value, particularly because of the impacts resulting from the operations of the former Sayreville Landfill.

Assessment of Environmental Impacts

Impacts to Physical Conditions

Topography, Geology, and Soils

Most of the physical resources of the subject property were impacted directly or indirectly during the operation of the former Sayreville Landfill. Excavation and filling will be required to construct the proposed project. A soil erosion and sediment control plan, approved by the Freehold Soil Conservation District, will be implemented to reduce construction efforts of the project related to erosion and sediment.

Hydrology

Potential impacts to surface and groundwater quantity and quality include short-term impacts related to the construction phase, and long-term impacts related to the operation of the development. A construction period stormwater management plan, including use of erosion reduction/prevention techniques, materials, and plantings will be prepared and implemented to prevent impacts to water quality from sedimentation and construction-related stormwater runoff.

Stormwater management proposed for the project is comprised of an onsite collection system. Construction, stabilization, and utilization of these during the construction of the project will aid in the reduction of impacts to water quality. The stormwater management measures will be designed according to the NJDEP Best Practices Management Manual, and will be effective in removing the pollutants associated with this project, including suspended sediment, nitrogen, and phosphate/phosphorus. The stormwater management measures proposed for the site will be designed to meet erosion control, stormwater runoff quantity and quality standards as set forth by N.J.A.C. 7:8.

Groundwater, Quality and Quantity

According to the NJ GeoWeb, groundwater recharge rates for the majority of the property are mapped as wetlands and open water therefore no recharge was calculated for this area. Areas within the central portion of the site are mapped as 0 inches per year (NJ GeoWeb 2024). The proposed cold-storage facility will have no impact on groundwater recharge or the quality of the same. The site is located within the Metropolitan Planning Area (PA-1). The proposed project will be designed to meet erosion control, stormwater runoff quantity and quality standards as set forth by N.J.A.C. 7:8.

Surface Water Quality and Quantity

Potential impacts to surface water from construction phase soil erosion and sedimentation will be minimized with implementation of a Sedimentation and Soil Erosion Control Plan. During the construction phase, potential impacts to surface water quality and quantity from an increase in runoff associated with the increase in impervious surfaces will be mitigated with implementation of the Stormwater Management Plan.

Noise

The site is bordered by commercial and industrial land uses with similar noise producing characteristics. The nearest residential land uses are approximately 2,500 feet to the north of the project site. The proposed project's noise generation will be in compliance with the most restrictive applicable State and local nighttime limits.

Air Quality

The overall moderate to good existing air quality conditions are representative of the Suburban Air Quality Reporting region, as discussed above. During the construction phase, air quality can become impaired by airborne dust produced during grading and from operation of construction equipment.

Use of modern, well-tuned equipment will reduce emissions and use of water trucks during grading will reduce the production of dust.

During the operational phase, the facility will need to adhere to air quality standards.

Impacts to Biological Resources

Botanical Resources

Impacts to botanical resources include loss of deciduous wooded wetland plant communities and the native species that characterize them. However, these communities are degraded from the activities performed at the former landfill. These impacts will also be mitigated and the project will comply with the "Tree Conservation and Reforestation" ordinance (Chapter 30 of the Municipal Code, Ord. # 242-92, S2). A tree survey has been performed and trees on site have been inventoried and will be replaced in accordance with the aforementioned ordinance. The Tree Inventory Plan are identified as sheets 14 and 15 in the Preliminary and Final Major Site Plan.

Zoological Resources

The proposed Site Plan involves the elimination of the deciduous wooded wetlands located on the subject parcel. The elimination of the some of the wetlands will reduce the area of cover available to all species of wildlife that may inhabit the property. The increase in impervious cover and human activity will discourage certain species of wildlife from utilizing the subject property and its surrounding environs.

Rare Species and Species of Special Concern

The proposed development envelope is primarily limited to the eastern portion of the site. The western portion of the site has potential foraging habitat for Yellow-crowned Night Heron and Bald Eagle. The Yellow-crowned Night Heron and Bald Eagle foraging habitats are associated with the coastal wetlands along the South River and water dependent, therefore will likely not be affected by the proposed project. Threatened and endangered species located within one mile of the site will not be affected by the proposed project, since stormwater quantity and pollutants will be reduced through management and treatment.

Impacts to Critical Environmental Resources and Features

Wetlands

The NJDEP issued a Freshwater Wetlands Letter of Interpretation (LOI) (File No.1219-08-0004.1, FWW220001) for as Block 58, Lots 9 and 2, which was approved June 29, 2023. The LOI indicated that freshwater wetlands of intermediate resource value, a potential vernal habitat, coastal wetlands, a critical wildlife habitat, and State open waters are present on the subject property.

The filling and disturbance of freshwater wetlands is required to accomplish the proposed development on the site. This fill is subject to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A). No impacts to the coastal wetlands are anticipated.

Critical Wildlife Habitats

Critical wildlife habitats serve essential roles in ecosystem functions such as habitats for species of special concern such as endangered species, migratory and breeding birds, spawning fish, corridors for wildlife movement, etc. The LOIs issued for the site indicated all freshwater wetlands on site are of intermediate resource value (50' buffer) and coastal wetlands on site may require a 300' buffer. The critical wildlife habitats associated with the coastal wetlands on site will not be encroached upon and/or disturbed as part of the proposed project.

Stands of Mature Vegetation

No stands of mature vegetation exist on site due to the history of the site.

Floodways and Floodplains

FEMA flood zone designations are assigned to lands, in part, for the National Flood Insurance Program. According to the FEMA Preliminary Flood Insurance Rate Map, Panel number 34023C0153G (January 31, 2014), the site, excluding the upper part of the landfill, is within the AE Zone with a base elevation of 14 feet (Fig 7). In addition, a 150 foot riparian buffer is present on both sides of the South River, Duck Creek and Pond Creek due to the Raritan Formation being mapped as an acid-producing formation (NJDA SSCC 2014).

Stormwater management measures will be used to manage stormwater runoff on the site by minimizing runoff from the site entering nearby waterways. It is not anticipated that the proposed project will cause downstream flooding.

Aquifer Recharge Areas

As discussed elsewhere in the report and in the Stormwater Management Report, no recharge is required since the site is located within the Metropolitan Planning Area, a portion is a capped landfill and the project is considered redevelopment.

Areas of High Water Table

The majority of the site has a high water table due to mainly being composed of wetlands, except for the portion that is covered by the former landfill. A portion of the site's high water table located in the eastern wetlands will be impacted by the proposed project. The fill of these wetlands will be permitted by the NJDEP Division of Land Resource Protection.

Bedrock Outcrops

No bedrock outcrops are located on the site.

Steep Slopes

Artificial steep slopes occur on the former landfill site. Portions of the landfill that may be affected by the proposed project do not have steep slopes; therefore, the slopes will not be impacted.

Hydric, Acidic, or Highly Erodible Soils

The Raritan Formation has the potential to contain acidic layers that could be exposed during the construction phase of the project. Acid producing subsurface soils were identified during an investigation of the same. Accordingly, a 150' riparian buffer from the tops of banks of the streams on site will be in place to protect surface water quality. If additional acidic soils are encountered during construction activities they will be handled in accordance with the Sedimentation and Soil Erosion Control Plan.

Impacts to Cultural Resources

Archaeological and Historic Resources

Because no known cultural resources have been identified for the subject property (Appendix G), no impacts to archaeological or historic resources are anticipated as a result of the implementation of the grading plan.

Impacts to Aesthetic Resources

The majority of the site is a former landfill and has been designated as a site in need of redevelopment with no aesthetic resources. There will be no impacts to aesthetic resources.

Impacts to Community Resources and Services

Demographics

The proposed industrial use will not impact the Municipality's demographics.

Potable Water Supply

The potable water demand is estimated to be an average daily demand of 10,851 GPD with a peak daily water demand of 32,553 GPD. The Borough of Sayreville, Department of Water, indicated they have capacity to supply the potable water demand and will confirm as much through the application process.

No additional capacity will be necessary and no direct impacts to water resources of the Borough are anticipated.

Sanitary Sewer

The site is mapped within the wastewater management area and the facility will connect to infrastructure within Jernee Mill Road.

The maximum estimated average daily flow from the site to the sewer system is 10,360 GPD. The Middlesex County Utilities Authority (MCUA) indicated that they have the capacity to accept the sewer flow.

Solid Waste and Recyclables

Pick up of solid waste and recyclables will be arranged by tenant/operator of the facility.

Roads

Road maintenance will be provided by the owner/operator of the facility.

Traffic and Transit

The proposed project will create an increase of traffic on Jernee Mill Road. One ingress access road drive and one egress access road is proposed. Proposed traffic increases will occur during construction of the proposed project and minor traffic increases will occur during peak hours after completion due to the facility employees. A traffic study has been performed and has been submitted as part of the Site Plan application.

Schools

No impacts to public or private schools are anticipated in the Borough of Sayreville because no students will be generated by the proposed development.

Costs and Benefits

Stormwater facility maintenance will be covered by the tenant/operator of the facility and therefore will not impact Borough resources. Because the proposed development is industrial, no school age children are anticipated to be added to Sayreville's population and therefore there are no anticipated deleterious impacts to the public school system. The proposed development is anticipated to impact public health and safety resources of the Borough to some degree, because additional individuals are likely to be working at the proposed development that did not work in the Borough previously, and any demands they have on these services will be new to the municipality.

Anticipated benefits include a gain in tax revenues for the Borough that are not impacted by demands on many community services including public schools. These revenues are anticipated to offset and exceed new demands on community services, providing a net gain in tax revenues. CP MD Jernee Mill, LLC will also assume the liability and monitoring of the landfill, currently the Borough's responsibility, will also reduce costs.

Steps to Minimize Environmental Impacts

Physical Resources

The site is an underutilized, former landfill site in need of redevelopment and has little or no physical resources.

Implementation of the Sedimentation and Soil Erosion Control Plan will reduce impacts to off-site tracts. Implementation of the Stormwater Management Plan will reduce potential impacts to groundwater recharge and surface water quality and increased quantity from site runoff.

Biological Resources

As indicated previously, biological resources are low on the site due the past uses. The low value and fragmented wetland vegetation communities, trees and wildlife habitat that exist on site and will be

removed as part of development activities and will be mitigated. Further explanation is provided in subsections below.

Trees

“The Tree Conservation and Reforestation Ordinance of the Borough of Sayreville” (Ord. #242-92, S2) requires all trees to be removed from a Major Site Plan area, and having a DBH greater than four (4) inches (less for some species), to be identified and their size, location, and position determined as part of the preparation of a *Tree Preservation Plan* with map and written information. Trees within 50 feet of disturbance of proposed roads, underground and aboveground utilities, and structures also are to be included in the Plan. The *Tree Removal Plan* has been included as part of the Site Plan set.

Trees have been inventoried and will be replaced in accordance with the aforementioned ordinance. Required tree replacement may be accommodated by relocating trees, planting new trees, or paying a fee per removed tree. Replacement ratios are provided in the municipal ordinance. *The Tree Preservation Plan* and Tree Removal Permit to be provided by the applicant will meet Borough requirements for tree replacement.

Critical Environmental Resources and Features

The NJDEP issued a Freshwater Wetlands Letter of Interpretation (LOI) (File No.1219-08-0004.1, FWW220001) for as Block 58, Lots 9 and 2, which was approved June 29, 2023. The LOI indicated that freshwater wetlands of intermediate resource value, a potential vernal habitat, coastal wetlands, a critical wildlife habitat, and State open waters are present on the subject property.

The filling and disturbance of freshwater wetlands is required to accomplish the site development activities on the site. This fill is subject to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A). The higher resource value coastal wetlands will not be impacted by the proposed development.

Cultural Resources

No known cultural resources are associated with the subject property and no impacts to cultural resources are anticipated; therefore, no steps to minimize impacts are proposed. If cultural resources are discovered during the construction phase of the project, the State Office of Historic Preservation (SHPO) will be contacted for assistance.

Aesthetic Resources

Although grading of the site will alter the topographic and vegetative setting, the Landscape Plan and associated features will enhance the aesthetic value of the site.

Community Resources and Conditions

Solid waste disposal, pick up of recyclables will be provided by a private contractor. The maintenance of the stormwater facilities will be contracted privately by the tenant/owner of the facility. These actions will result in a minor increased burden to the Borough. Because the proposed project is industrial, there are no anticipated adverse impacts to the public school district. The

increased tax base provided by the construction of the cold-storage warehouse facility, however, will result in a net benefit to the Borough and the district.

Unavoidable Adverse Environmental Impacts

Physical Resources and Conditions

The following unavoidable adverse impacts to physical resources and conditions are anticipated with implementation of the proposed project:

- The project will disturb approximately 24.6 acres, of which approximately 17.05 acres (742,704 SF) will be impervious surfaces. (The existing site contains 1.24 acres of impervious surface).

Biological and Critical Resources

The following unavoidable adverse impacts to biological resources are anticipated with implementation of the proposed project:

- Loss of native vegetation;
- Loss of intermediate resource wetlands.

Cultural Resources

There are no unavoidable adverse impacts to cultural resources as a result of the implementation of the Grading and Site Plans.

Aesthetic Resources

No unavoidable adverse impacts to aesthetic resources are anticipated with implementation of the proposed project.

Community Resources and Services

Impacts to the cost of community resources including use of water and sewer resources, and health and safety resources are likely to be more than offset by increases in taxes provided by the proposed development. Beneficial impacts to the public school system are anticipated because there is no increase in students by the proposed commercial development and an increase in the tax base.

Irreversible and Irretrievable Commitment of Resources

The following categories of irreversible and irretrievable commitment of resources are anticipated as a result of the intended use of the subject property for commercial use:

- Loss of low value vegetative communities;

- Loss of intermediate resource value wetlands.

Summary of Environmental Assessment

Currently, the majority of the 46.5 acre site is occupied by Sayreville Landfill No. 3, a former Superfund site, which occupies over 50% of the property. The remainder of the site is comprised of wetland areas, upland forest areas and a small commercial land use. The site has frontage along Jernee Mill Road.

Approximately 45.2 acres of the project site is owned by the Borough of Sayreville and has been designated by the Municipality as a site in need of redevelopment. The majority of the site is located within the Eco-Industrial Redevelopment Area. The proposed cold-storage warehousing facility is consistent with the Redevelopment Plan.

Unavoidable adverse environmental impacts include loss of intermediate freshwater wetlands and forested uplands. Short-term soil erosion may also occur during the construction phase of the project. An increase in impervious surfaces will also be a potential impact to stormwater runoff. Stormwater management techniques will be designed in the future to reduce the peak runoff of stormwater on the site. With the construction of the aforementioned, water pollution produced by the development will be minimized. The project is not anticipated to cause significant adverse impacts to rare species, hydrologic, water quality, noise, or air resources at the site or in the surrounding area and NJDEP permit conditions will ensure the same. Adverse impacts to native vegetation, wildlife habitat, open space, soils and topography may be unavoidable.

Critical coastal wetland areas have been avoided with the proposed site plan. CP MD Jernee Mill, LLC will assume monitoring and liability of the Sayreville No. 3 landfill on the site reducing the financial burden of the Borough. The cold-storage warehouse facility will create numerous jobs during construction, as well as an additional business services which will be generated in the community and region that will be needed to support the operations of the project.

Project Permits, Licenses, and Approvals

Borough and Local Agencies

- Sayreville Economic Redevelopment Committee (SERA) for review and endorsement of application as required for submission to PB;
- Borough of Sayreville Planning Board for Preliminary and Final Major Site Plan application;
- Borough of Sayreville for Soil Erosion and Sediment Control Plan Certification;
- Freehold Soil Conservation District for required reference number for applying for NJDEP RFA;
- Borough of Sayreville Sewer Approval and endorsement of TWA;

- Borough of Sayreville Water Approval and endorsement of Water Main Extension;

County

- Preliminary and Final Major Subdivision and Site Plan (Planning Board, MCUA (sewer))
- Middlesex County Planning Board for Site Plan application;
- Middlesex County Road Department for Road Opening Permit;
- MCUA for Sewer review and endorsement of TWA;

New Jersey

- NJDEP Bureau of Nonpoint Pollution Control;
- NJDEP Sanitary Sewer Main Extension;
- NJDEP Water Main Extension;
- NJDEP Land Use;
- Flood Hazard Verification;
- Flood Hazard Individual Permit;
- Freshwater Wetlands General and/or individual permits;
- Coastal Permit Rules (Waterfront Development/Upland Waterfront Development/Tidelands, Coastal Wetland Buffers, etc.);
- Bureau of Solid Waste;
- Landfill Disturbance Permits;

Environmental Performance Control

In the previous sections, environmental impacts were identified, discussed and some specific mitigation measures were articulated for the various categories of physical, biological, cultural, aesthetic, and community resources. The selection of the project site has eliminated the need for many environmental performance controls since sensitive natural resources are not present on or adjacent to the site. Due to the location of the project site, no and/or minimal impacts to open water, natural steep slopes, historic places or districts and riparian zones are anticipated.

Environmental performance controls to be implemented include the following.

- Impervious surfaces will be minimized by utilizing minimum roadway and driveway widths per the Borough's design standards.
- Low maintenance landscaped areas will be proposed throughout the development to minimize the use of lawn fertilizers, and pesticides. Further, this site will be professionally

maintained helping to ensure that fertilizer and pesticides that are used will be correctly and appropriately applied.

- Preventative source controls at the inlets help to contain floatable debris and promote public awareness. Erect sediment filter fences and implement other erosion control measures.
- Soils will be stabilized following construction by implementing a Landscaping Plan and other revegetation measures to control post-construction erosion.
- All construction-related erosion control measures will be maintained until project is complete and revegetation measures have been approved.
- The stormwater management facilities will be maintained for maximum efficiency to reduce impacts to water quality and water quantity.
- The spread of sediment onto public roads by construction vehicles and the increase of dust from trucks transporting crushed rock and other debris from construction site will be prevented by proposed soil erosion and sediment controls.
- Exhaust and emission control devices on construction machinery will be maintained to reduce impacts to air quality and water quantity.
- Compliance with the Borough's noise ordinance will assure that only acceptable levels of noise are generated by the facility.
- Compliance with Borough's, State and Federal air emissions regulation will avoid impacts to air quality.

Project Alternatives

Analysis of Alternatives

This section presents the results of our analysis of alternative sites, sizes, production processes and environmental control technologies for the proposed facility. The analysis demonstrates that the benefits of developing the cold-storage warehouse facility at the proposed location significantly outweighs the environmental and social costs imposed as a result of the planned facility's construction and operation in the Borough of Sayreville, Middlesex County, New Jersey. An analysis of alternate sites, production processes and environmental control technologies, equipment sizes, fuel supplies, and other technologies is presented in the following subsections.

Alternative Sites Evaluated

Unlike other recently proposed and/or constructed cold-storage warehouse facility projects where the developer examined multiple locations and utilized environmental and economic criteria to select a site, the proposed facility represents a unique opportunity for the local community, because it is in response to a site-specific solicitation issued by the Borough of Sayreville. In November 2010,

the Borough of Sayreville's Town Council determined that the most effective way to revitalize and redevelop the properties formerly known as Landfill #3 and the Melrose Treatment Plant was to develop a redevelopment plan. That recommendation resulted in creation of the "Borough of Sayreville Landfill and Melrose Redevelopment Plan" (Redevelopment Plan), which was adopted in March, 2011 and subsequently revised in September, 2013.

The overarching goals and objectives of the Redevelopment Plan included 1) protecting the health, safety and welfare of the citizens of Sayreville Borough by redeveloping underutilized and vacant properties that could more effectively contribute to the economic well-being of the Borough, 2) create jobs for Borough residents and others in the region and provide energy security, and 3) to maximize the leveraging of public and private funds to accomplish redevelopment of the area. Further, the Borough identified 19 uses as Principal Permitted Uses that would be acceptable in the revitalization/development of the area. One acceptable use identified was the development of a cold-storage warehouse facility.

Because the site location was fixed by the Borough as part of the revitalization and redevelopment process, no other sites within the Borough or the State of New Jersey could satisfy the goals and objectives of the Redevelopment Plan. As a result, siting the facility at alternative locations does not represent a feasible alternative for redevelopment at the proposed site. development opportunities with the Borough. Evaluation efforts focused on an extensive list of criteria that included, but were not limited to, the following:

- Site ownership and availability of additional property adjacent to the site, if needed;
- Availability of at least 15+ acres of developable land that was zoned appropriately to allow for a cold-storage warehouse as a permitted use;
- Availability of an adequate water supply to meet the facility's potable and process needs, as well as the capability to discharge effluent in compliance with Federal and State standards;
- Proximity to major roadways and/or rail access (to facilitate equipment delivery/construction needs);
- Availability of sufficient developable acreage to allow Project engineering to design a facility that avoids and/or minimizes potential impacts on wetlands, as well as threatened or endangered species habitats;
- Proximity to a skilled labor force to support construction and operational phases of the Project; and
- Have minimal impact on residential communities.

The evaluation of the proposed site with respect to availability, suitability, and usability of the land as well as the environmental/economic criteria identified above are presented in the following paragraphs.

Site Ownership

The site for the proposed cold-storage warehouse project is currently owned by the Borough of Sayreville. As part of the redevelopment plan, the Borough of Sayreville selected CP MD Jernee Mill, LLC as the “approved developer” to develop the cold-storage warehouse project at this location, provided that CP MD Jernee Mill, LLC obtained required permits and approvals for construction and operation.

In addition to the 45.2 acres, CP MD Jernee Mill, LLC determined that it would be advantageous to the project’s engineering design to obtain an additional 1.3 acre tract of land (formerly Block 56, Lot #2.01). As such, the total project site will consist of 46.5 acres.

Zoning

The Project Site is part of an approved Redevelopment Plan which allows for the development of a cold-storage warehouse as a Principal Permitted Use. In accordance with the Redevelopment Plan, CP MD Jernee Mill, LLC will comply with the performance standards (e.g. setbacks; building heights, etc.) established during the formal site plan review and approval process conducted by the Borough of Sayreville’s Planning Board.

Available Space

The 46.5 acre site is adequate for the development of the proposed Project. As importantly, the Site development plans reflect conformance with the Borough’s performance standards (e.g. setbacks); minimal impacts to the existing landfill cap; and minimal impacts to wetlands and specimen trees that provide a visual buffer to travelers along Jernee Mill Road.

Environmental/Social Costs and Benefits of the Proposed Facility

The proposed project meets or exceeds key objectives articulated by New Jersey State officials for projects that are market driven, create jobs and produce economic development within the State and Middlesex County. The proposed Project also satisfactorily addresses the evaluation criteria detailed above. These include:

- There will be minimal, if any, impact on local roadways after construction.
- The Borough of Sayreville as the Franchiser of water supply within the Borough, will receive additional revenue for water supply as part of an agreement between CP MD JERNEE MILL, LLC and the Borough.
- The Project will have minimal or no impacts on wetlands. It also is not anticipated to impact scenic, recreational, or cultural resources.
- The Project will comply with both state and local noise requirements.

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Appendix

Appendix A | Qualifications of Report Preparers

Joseph P. Layton

Principal Associate | Discipline Leader | Natural Resources

Experience

Mr. Layton is an Environmental Scientist with over 24 years of experience including an extensive background and expertise in environmental sciences. His expertise includes an emphasis on wetland delineation, regulatory permitting and compliance, environmental assessment, environmental impact analysis, and soil evaluation. His diversified experience also includes natural resource evaluations, ecological research, watershed management, subsurface explorations, underground storage tank exploration and removal, soil classification systems, and environmental sampling design and protocol in accordance with State and Federal regulations. He utilizes Geographic Information Systems (GIS) and Global Positioning Systems (GPS) in environmental sampling and studies, including site remediation design and sampling, groundwater and surface water quality monitoring and management, and lake rehabilitation and restoration.

As Assistant Department Manager, Mr. Layton has utilized the aforementioned experience and technical skills to successfully assist clients with litigation support and regulatory compliance and has been deemed an expert in the field by various Planning and Zoning Boards while providing testimony regarding the same. His proven dedication to client satisfaction has resulted in long standing professional relationships. His client base includes private development and redevelopment companies, municipalities, county governments, infrastructure authorities, daycare facilities, higher education institutions, financial institutions, utility companies, and law firms.

Representative Projects

Groundwater Quality Monitoring/Management

Responsible for designing, implementing, and preparing groundwater monitoring and management plans. A sampling of representative projects includes the following:

- **New Jersey National Golf Club Groundwater Quality Monitoring Plan Township of Bernards, Somerset County, NJ**
Responsible for determining location and depth of monitoring wells; coordinating and supervising well installation; sampling and analyzing results; and determining groundwater flow and fate of contaminants.
- **Leisure Glen Retirement Community Township of Manchester, Ocean County, NJ**
Responsible for determining the location, depth and sampling parameters of groundwater monitoring wells in a 2,500-unit retirement and 18-hole golf course community widening, complete resurfacing of all 13 miles of existing roadway, safety improvements and implementation, as well as construction of IVHS systems in this corridor.

Watershed Management /Lake Restoration

Education

B.S. Environmental Planning and Natural Resource Management, Rutgers University, Cook College, 1992

Professional Certifications

NJDEP Certified Subsurface Evaluator, License #229606

NJDEP Certified Underground Storage Tank Closure

Environmental Assessment Association - Certified Environmental Specialist

Certified Remediation Specialist

Radon Measurement Specialist #MES11066

40 Hr NJ/EPA Model Lead Inspector/Risk Assessor

OSHA 40 Hr HAZWOPER Training

8-Hour OSHA HAZWOPER Refresher Training

Affiliations & Memberships

Ecological Society of America

Society of Wetland Scientists

Resume

Responsible for determining sources of non-point pollution using available mapping and field reconnaissance, determining watershed boundaries, and preparing best management practices manuals.

- **The Great Swamp National Wildlife Refuge Watershed Management Study, Morris & Somerset Counties, NJ**
- **Wemaconk Lake Restoration, Borough of Englishtown, Monmouth County, NJ**

Wetland Delineation

Involved in the identification and delineation of numerous freshwater and tidal wetlands (over 10,500 acres) in New Jersey and New York. The assessment of wetland value (resource classification) was involved for many of these wetlands.

- **Bayside Residential Development Jurisdictional Determination and Draft Environmental Impact Statement
Marlborough Town, Ulster County, NY**
Delineated freshwater wetlands on a 23± acre site and secured a Jurisdictional Determination from the USACE. Performed flora and fauna studies and reporting for Draft Environmental Impact Statement to satisfy NY State Environmental Quality Review Act. (SEQRA) requirements.
- **Runyon Interceptor Trunk Sanitary Sewer Line Alignment
Township of Old Bridge, Middlesex County, NJ**
Determined alignment of two miles of sanitary sewer on a 400-acre+ site using aerial photography and site inspections minimizing impacts to numerous wetland communities.

Permit Applications

Prepared environmental permits for private residential, commercial and industrial projects. This has included U.S. Army Corps of Engineers Permits and New Jersey Department of Environmental Protection Freshwater Wetland Permits, Freshwater Wetland Transition Area Waivers, Individual Permits, Waterfront Development Permits, and CAFRA Permits.

- **National Lead Redevelopment
Borough of Sayreville, Middlesex County, NJ**
Determined alignment of two miles of sanitary sewer on a 400-acre+ site using aerial photography and site reconnaissance minimizing impacts to numerous wetland communities.
- **Transcontinental Gas Pipeline Armoring
Township of Hopewell, Mercer County, NJ**
Prepared and obtained an Individual Permit from the NJDEP-LURP to permanently disturb a stream and its associated wetland to construct armoring to protect a Transcontinental Gas Pipeline.
- **The Hills Development
Township of Bernards, Somerset County, NJ**
Prepared and obtained majority of wetland permitting for a 5,300 residential unit, 400,000 SF of commercial and professional office space and an 18-hole golf course planned development in an environmentally sensitive ecosystem.
- **Apple Cove Development Township of Middletown,
Monmouth County, NJ**
Prepared and obtained freshwater wetland and CAFRA permits for single-family, residential subdivision located along a tidally influenced watercourse.

Environmental Assessments/Regulatory Compliance

Prepared and conducted Environmental Phase I Assessments for residential, commercial, and industrial property transfers in accordance with ASTM and Fannie Mae guidelines. Also prepared and conducted Preliminary

Resume

Assessments, Site Investigations, Remedial Investigations, and Remedial Action Work Plans in accordance with N.J.A.C. 7:26E.

- **Taconic Homes Site Bog Turtle Survey and Wildlife Inventory
Village of Pleasant Valley, Dutchess County, NY**
Performed survey for bog turtle on a 76± acre tract using Phase II survey methods. Also performed a limited wildlife inventory during the spring season. This work was performed to satisfy lead agency requirements under the NY SEQRA.
- **Stewart International Airport
Town of New Windsor, Orange County, NY**
Consultant to potential leaseholders to the Port Authority New York and New Jersey to determine potential environmental areas of concern to development. This included Phase I and Phase II investigations in accordance with ASTM standards.
- **Trump National Golf Club Hudson Valley
Town of East Fishkill, Dutchess County, NY**
Developed and performed groundwater monitoring plan for golf course to comply with NYDEC and Municipal ordinances regarding the same.
- **Columbian Chemicals Mapico Iron Oxide Plant
South Brunswick Township, Middlesex County, NJ**
Prepared and performed preliminary assessment/site investigation, remedial Investigation/Action and Baseline Ecological Evaluation to obtain a "Letter of No Further Action" from the NJDEP to develop an 86-acre former chemical plant in a residential land use. Extensive soil and groundwater contamination was remediated.

Continuing Education

Methodology for Delineating Wetlands, Cook College

Vegetation Identification for Wetland Delineation, Cook College

Hydrology of Wetlands, Cook College

Endangered & Threatened Species of New Jersey , Cook College

Lake Management, Cook College

Soils and Site Evaluation for Septic Disposal Systems & Stormwater BMP's , Cook College

Site Remediation Basics, Cook College

Remedial Decision Making, Cook College

Ecological Risk Management, Cook College

Appendix B | Site Figures

Figure 1: USGS Map

Figure 2: County Road Map

Figure 3A: Municipal Tax Map

Figure 3B: Municipal Tax Map

Figure 4: Aerial Map

Figure 5: Bedrock Geology Map

Figure 6: Soil Survey Map

Figure 7: FEMA Flood Map

Figure 8: Aquifer Map

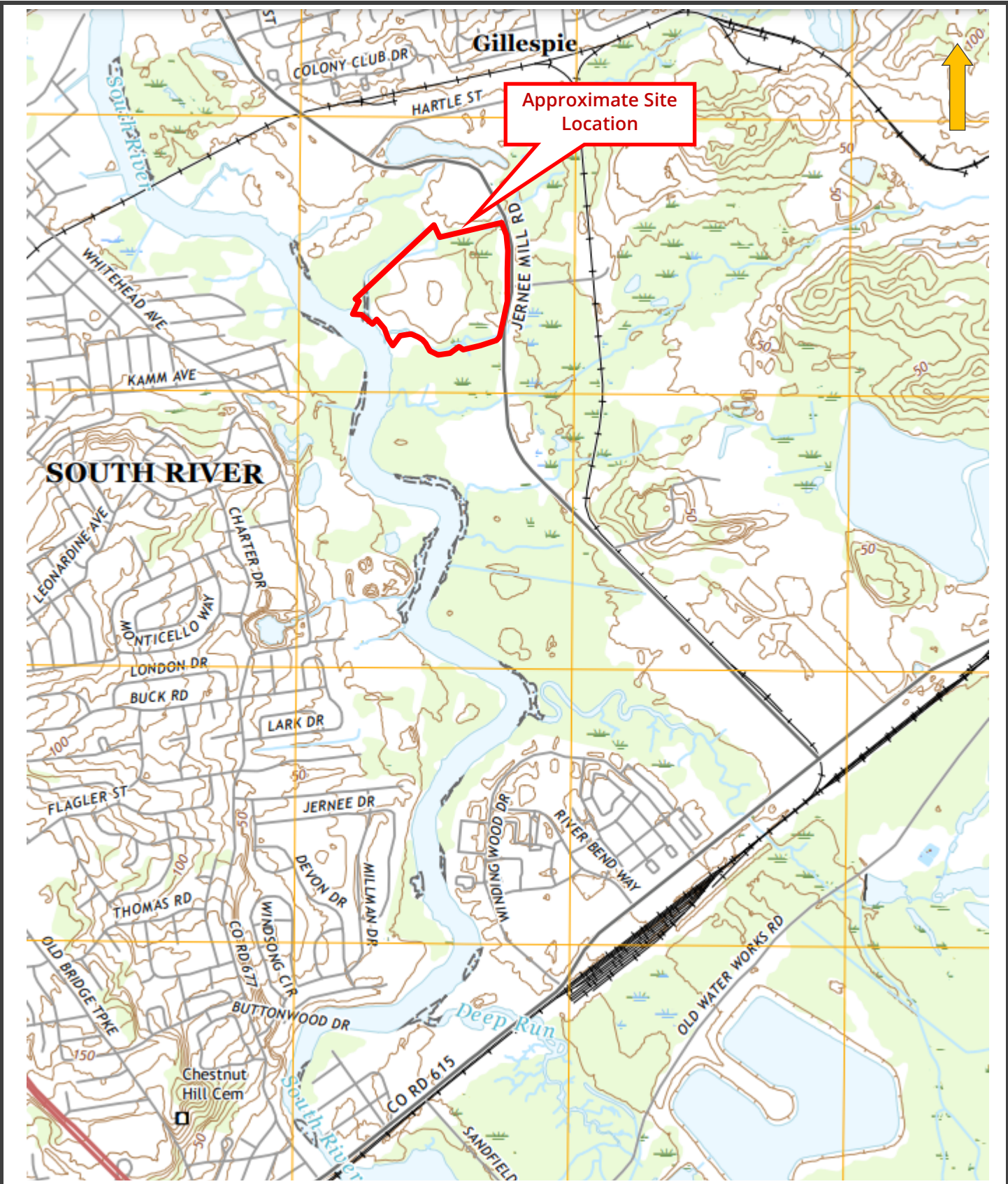
Figure 9: NJDEP Landscape Project Map

Figure 10: HUC 14 and Waters Map

Figure 11: Historic Resources Map

Figure 12: Land Use Map

Figure 13: Zoning Map



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 07733

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 & Design**

Main: 877 627 3772

Figure 1: USGS Map

Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: USGS South Amboy, NJ, NY Quadrangle 2019

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



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Figure 2: County Road Map

Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

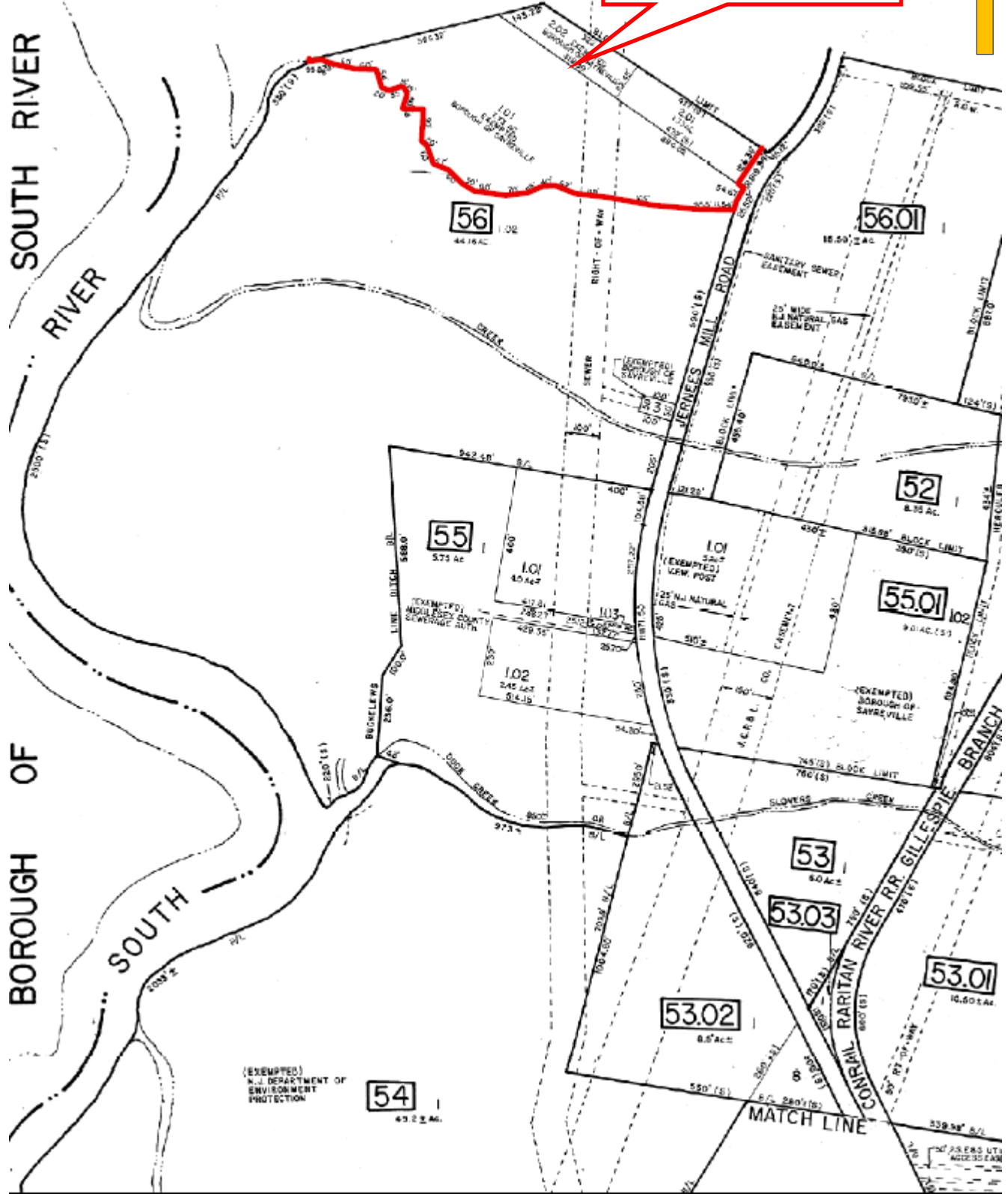
Borough of Sayreville, Middlesex County, NJ
 Source: NJGIN, NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
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Approximate Site Location



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Figure 3A: Municipal Tax Map

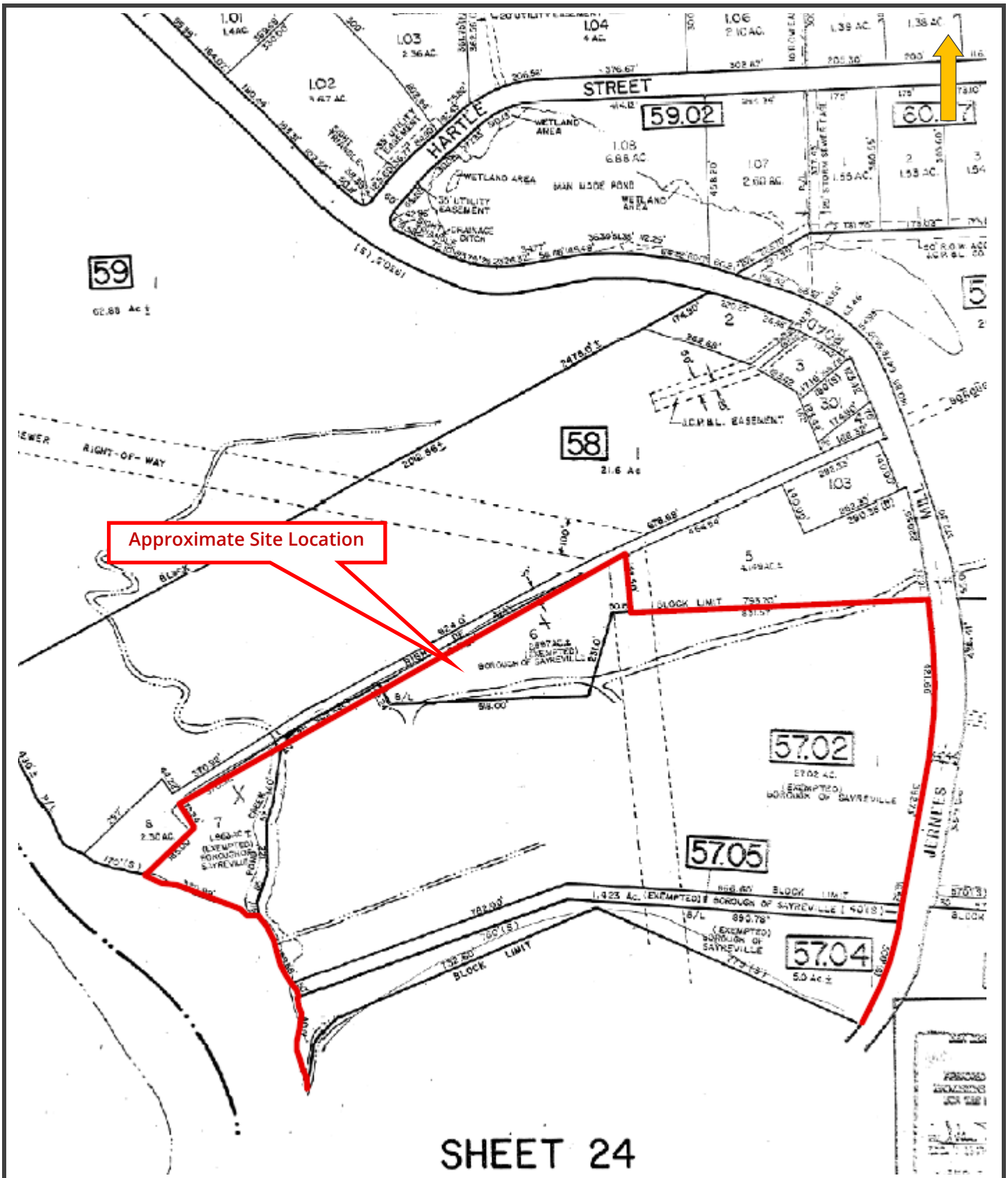
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: Tax Map - Borough of Sayreville; Sheet 24

Scale: Not to Scale

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Approximate Site Location

SHEET 24



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Figure 3B: Municipal Tax Map

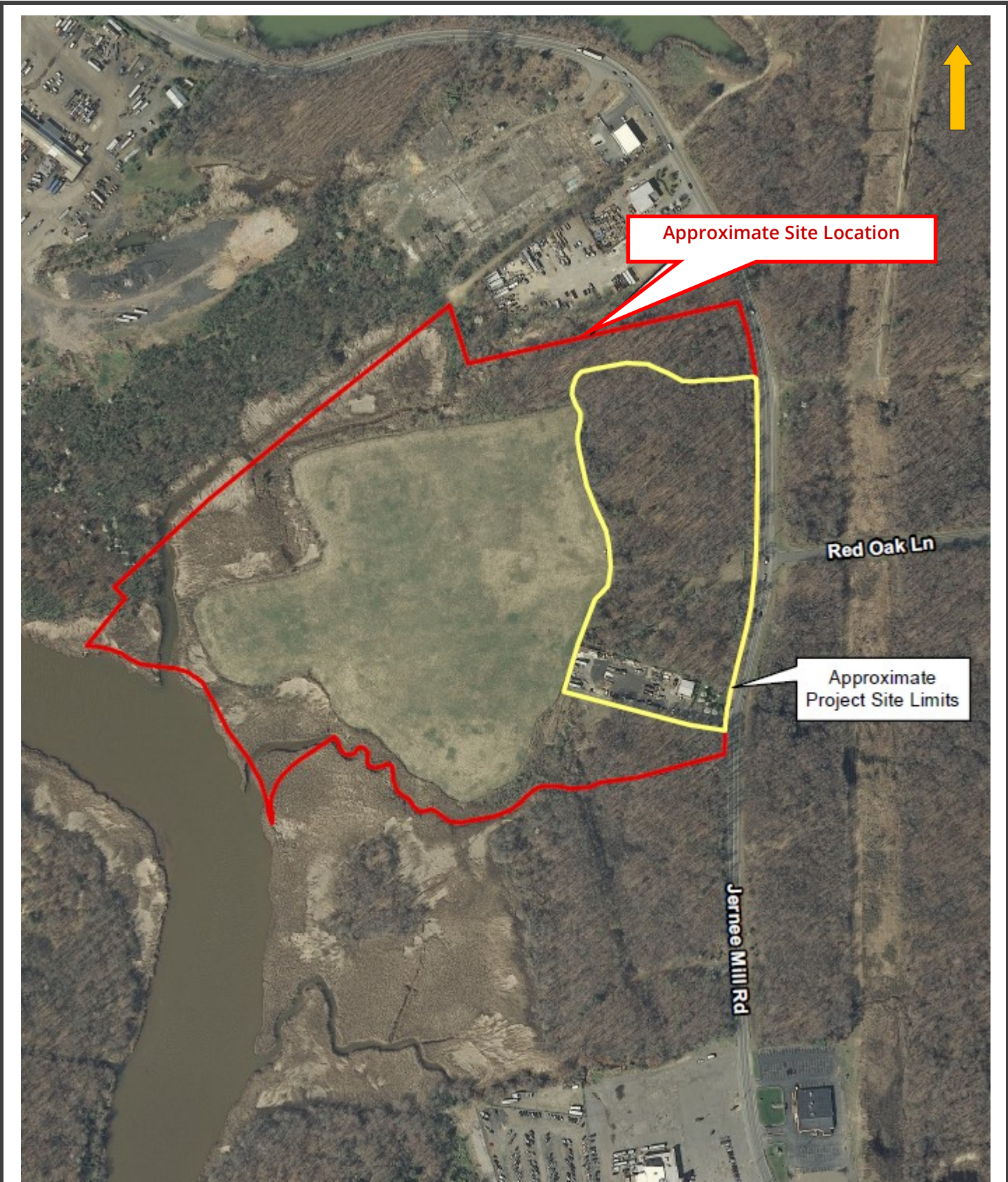
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: Tax Map - Borough of Sayreville; Sheet 25

Scale: Not to Scale

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Figure 4: Aerial Map

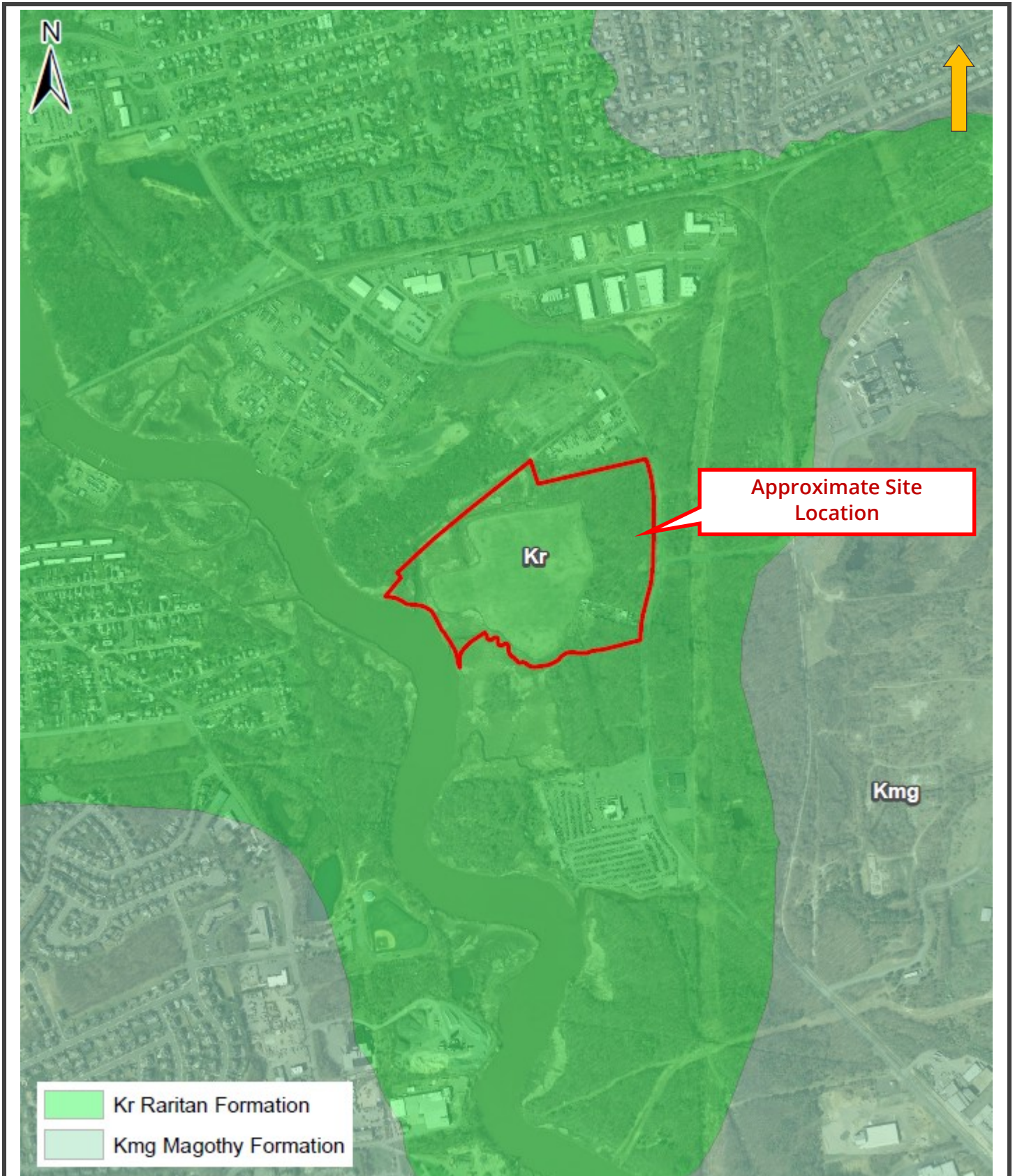
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



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Figure 5: Bedrock Geology Map

Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ

Source: NJ-GeoWeb

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



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**Engineering
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Main: 877 627 3772

Figure 6: Soil Survey Map

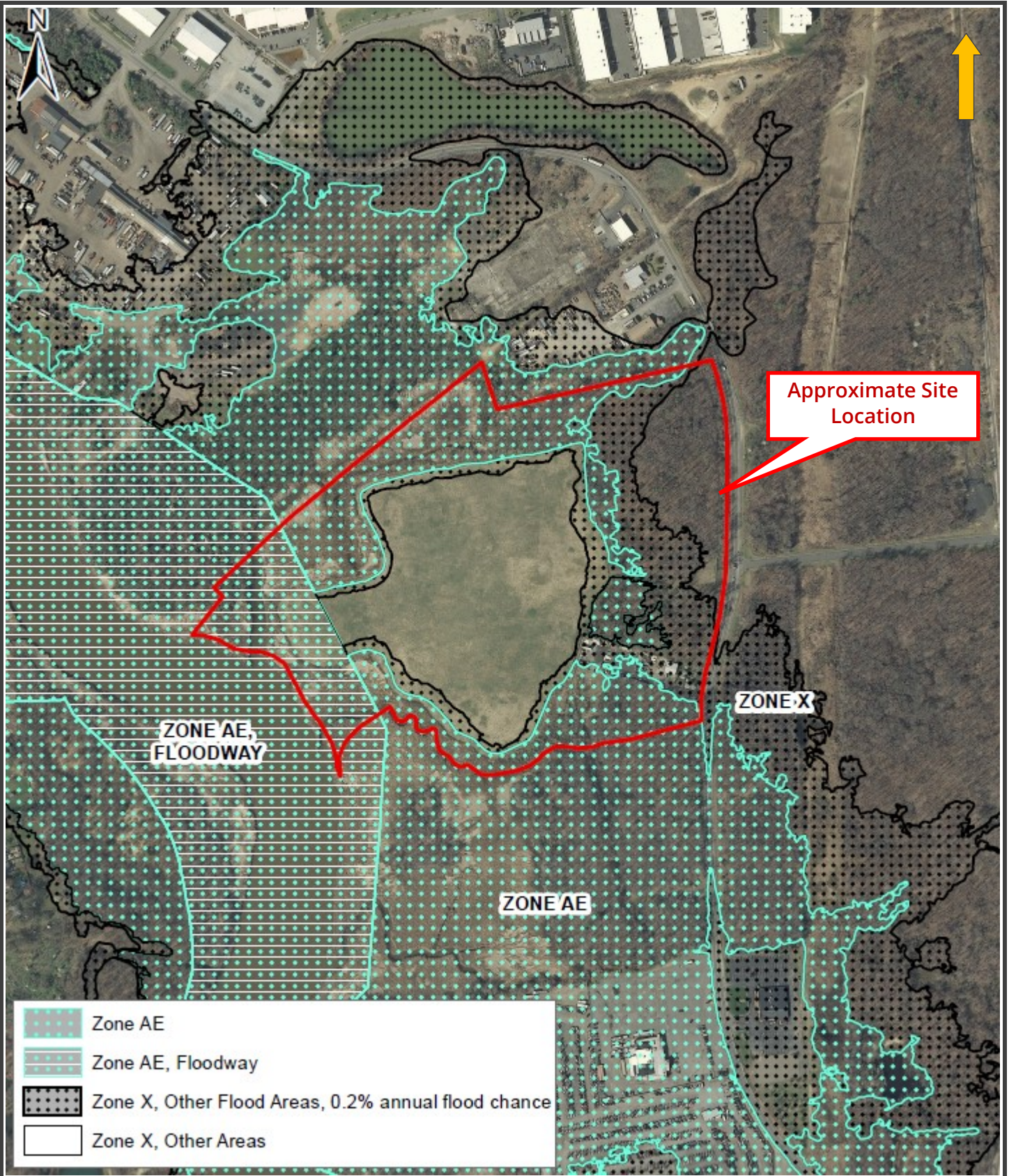
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: NRCS Web Soil Survey, NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



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**Engineering
 & Design**

Main: 877 627 3772

Figure 7: FEMA Flood Map

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 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: FEMA FIRM Panel 153, NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

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**Engineering
 & Design**

Main: 877 627 3772

Figure 8: Aquifer Map

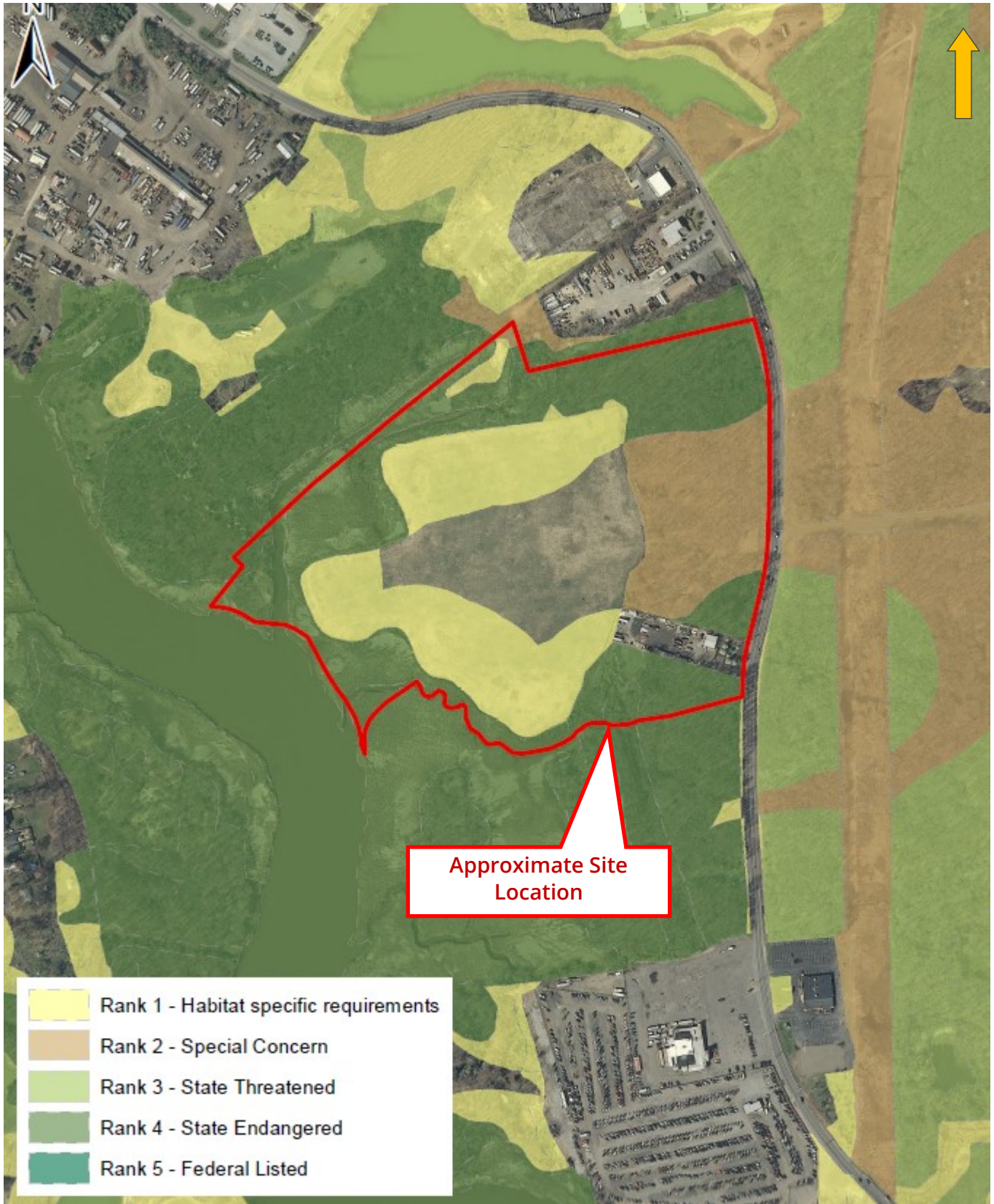
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: NJDEP NJ-GeoWeb, NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



Approximate Site Location

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



Corporate Headquarters
 101 Crawfords Corner
 Road | Suite 3400
 Holmdel, New Jersey
 07733

**Engineering
 & Design**

Main: 877 627 3772

Figure 9: NJDEP Landscape Project Map

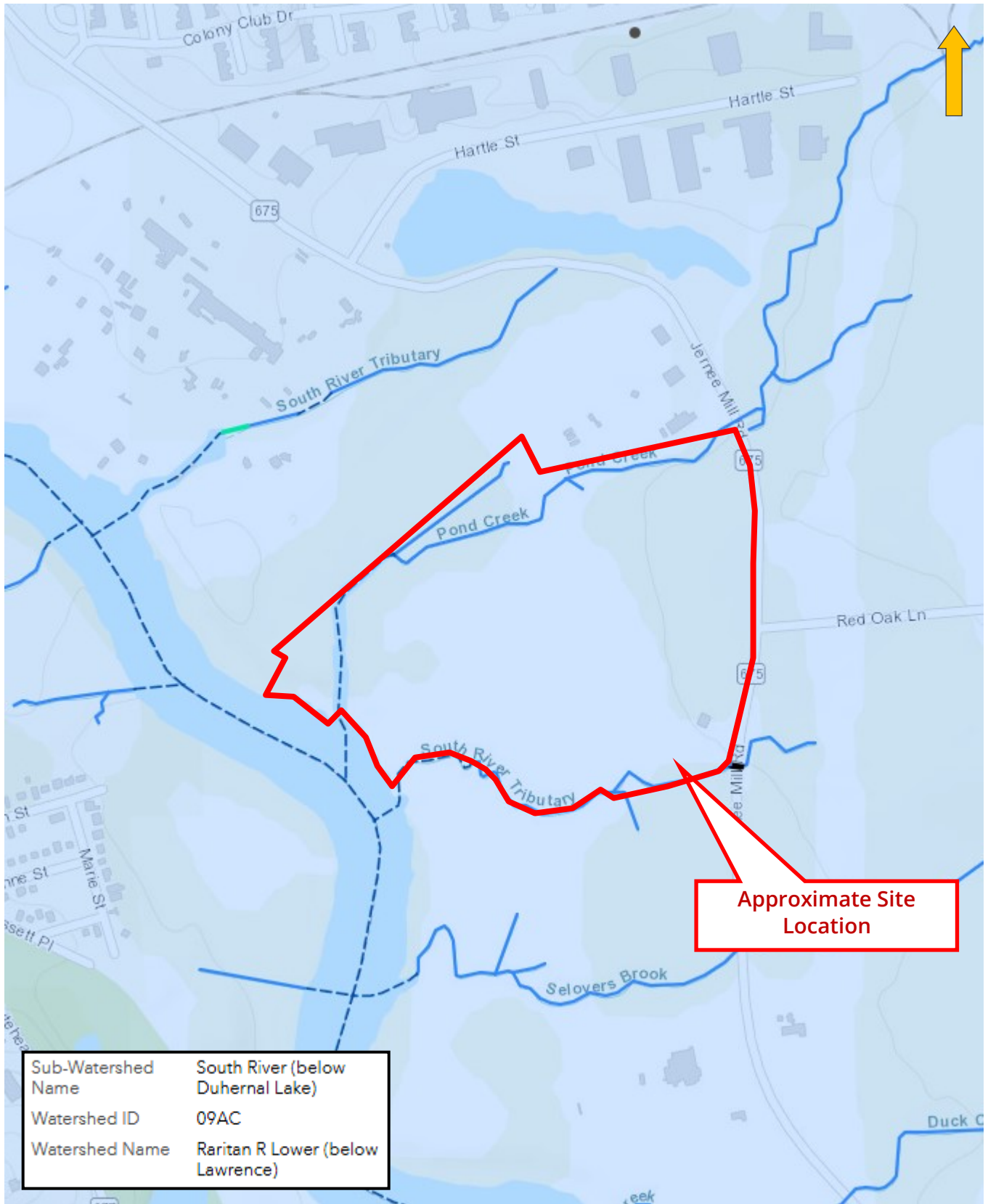
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: NJDEP NJ-GeoWeb, NJ 2012 Aerial

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



Corporate Headquarters
 101 Crawford's Corner
 Road | Suite 3400
 Holmdel, New Jersey
 07733
 Main: 877 627 3772

Figure 10: HUC 14 and Waters Map

Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7
 Borough of Sayreville, Middlesex County, NJ
 Source: NJDEP NJ-GeoWeb

Scale: Not to Scale
 Date: July 1, 2015
 Updated April 23, 2024
 CED Project No. 10000657A

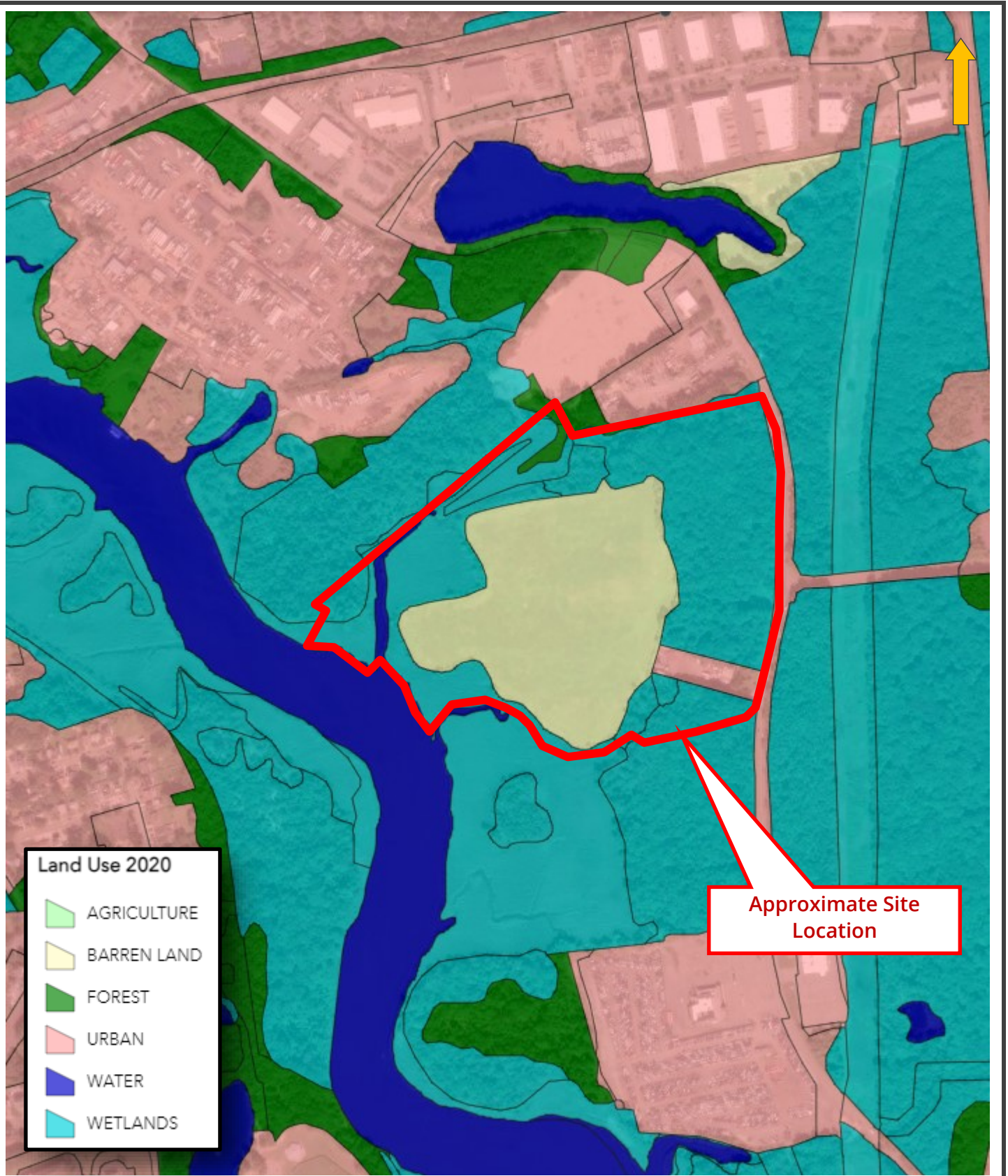


Corporate Headquarters
 101 Crawfords Corner
 Road | Suite 3400
 Holmdel, New Jersey
 07733
 Main: 877 627 3772

Figure 11: Historic Resources Map

Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7
 Borough of Sayreville, Middlesex County, NJ
 Source: NJDEP NJ-GeoWeb, NJ 2012 Aerial

Scale: Not to Scale
 Date: July 1, 2015
 Updated April 23, 2024
 CED Project No. 10000657A



Corporate Headquarters
 101 Crawfords Corner
 Road | Suite 3400
 Holmdel, New Jersey
 07733

**Engineering
 & Design**

Main: 877 627 3772

Figure 12: Land Use Map

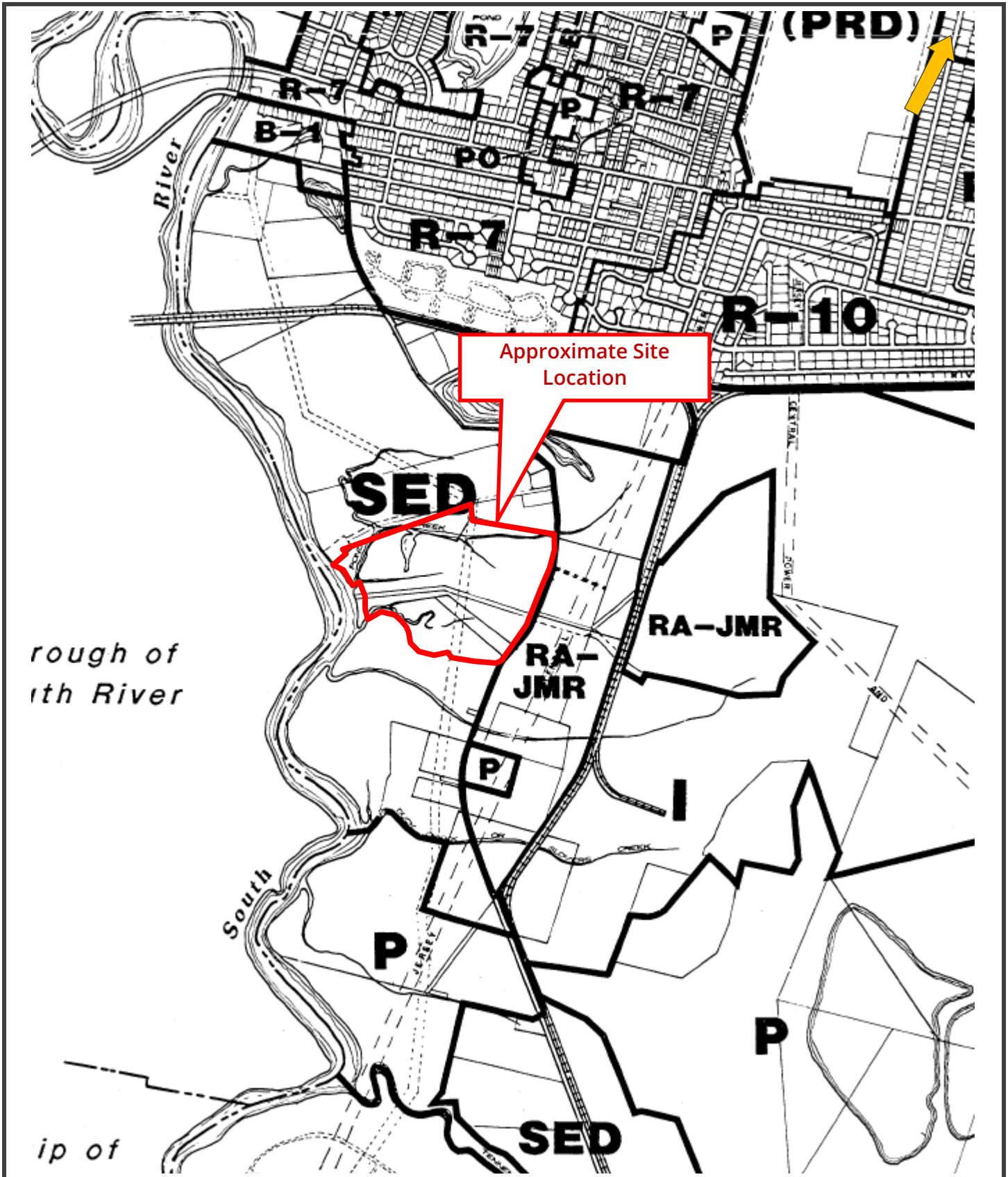
Block 56, Lots 1.01, 2.01, 2.02;
 Block 57.02, Lot 1; Block 57.04, Lot 1;
 Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
 Source: NJDEP NJ-GeoWeb Land Use Layer 2020

Scale: Not to Scale

Date: July 1, 2015
 Updated April 23, 2024

CED Project No. 10000657A



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ip of



Corporate Headquarters
101 Crawfords Corner
Road | Suite 3400
Holmdel, New Jersey
07733

**Engineering
& Design**

Main: 877 627 3772

Figure 13: Zoning Map

Block 56, Lots 1.01, 2.01, 2.02;
Block 57.02, Lot 1; Block 57.04, Lot 1;
Block 57.05, Lot 1; Block 58, Lots 6 & 7

Borough of Sayreville, Middlesex County, NJ
Source: Borough of Sayreville Zoning Map

Scale: Not to Scale

Date: July 1, 2015
Updated April 23, 2024

CED Project No. 10000657A

Appendix C | Photo Pages



Photograph 1: Showing the isolated forested wetland within the project area



Photograph 2: Showing a second isolated forested wetland within the project area



Photograph 3: Showing the northern portion of the project site in the background with the landfill in the foreground



Photograph 4: Showing the southern portion of the project site in the background with the landfill in the foreground.



Photograph 5: Showing the community of *Phragmites australis* along the western shoreline of the landfill - South River in background.



Photograph 6: Showing the community of *Phragmites australis* along the northern shoreline of the landfill .

Appendix D | NJDEP Letters of Interpretation



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Watershed and Land Management Program
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

June 29, 2023

Anthony Marchigiano
March Development, LLC
31 Spring Brook Rd.
Morristown, NJ 07960

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1219-08-0004.1
Activity Number: FWW220001
Applicant: March Development, LLC
Block and Lot(s): [58, 2.01] [58, 9]
Sayreville Borough, Middlesex County

Dear Mr. Marchigiano:

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

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

Based upon the information submitted, and upon site inspections conducted by Division staff on January 26, 2023 and May 12, 2023, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "ALTA/NSPS LAND TITLE SURVEY FOR BLOCK 58 LOTS 2.01 & 9 JERNEES MILL ROAD BOROUGH OF SAYREVILLE MIDDLESEX COUNTY NEW JERSEY ALTA/NSPS LAND TITLE SURVEY", consisting of one (1) sheet, dated September 7, 2022, last revised June 27, 2023, and prepared by Jeffrey D. Bunce, N.J. P.L.S. of Colliers Engineering & Design, Inc, is accurate as shown.

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

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

Wetlands Resource Value Classification (“RVC”)

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

Ordinary: field points WL-W6 to WL-W6A to WL-W7; and WL-A21 to WL-AA1 through WL-AA9 to WL-A20. [No wetland buffer]

Intermediate: All remaining wetlands on site. [50-foot wetland buffer]

State Open Water: within onsite wetlands. [No wetland buffer]

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

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

Isolated wetlands: The wetlands identified as “WETLANDS AREA 2” AND “WETLANDS AREA 3” are isolated and not part of a surface water tributary system.

Mapped Coastal Wetlands: Please be advised, there are Mapped Coastal Wetlands / Upper Wetland Boundary areas, shown on the Coastal Wetlands **Map #581-2082**, and identified on the approved plans as field point WL-A37 through WL-A56. A buffer of up to 300-ft may be required adjacent to these areas. These areas are also regulated by Waterfront Development Law (N.J.S.A. 12:5-3), Coastal Area Facility Review Act (N.J.S.A. 13:19) and/or Coastal Wetlands Act of 1970 (N.J.S.A. 13:9A).

EPA Wetlands: Please be advised that all tributary wetlands of the Raritan Bay are considered USEPA Priority Wetlands. Please see the EPA Priority Wetlands for New Jersey publication dated March 1994 for details and limits on jurisdiction.

General Information

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

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

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the

extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

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

Recording

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

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

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

Appeal Process

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

Please contact Tina Wolff of our staff by e-mail at tina.wolff@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Ryan J. Anderson, Manager
Division of Land Resource Protection

e-copy: Municipal Clerk
Municipal Construction Official
Agent (original)

Appendix E | NJDEP Natural Heritage Program Report



State of New Jersey

MAIL CODE 501-04

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, NJ 08625-0420

Tel. (609) 984-1339 • Fax (609) 984-0427

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

SHAWN M. LATOURETTE
Commissioner

May 31, 2023

Courtney Rybak
Colliers Engineering & Design
101 Crawfords Corner Road, Suite 3400
Holmdel, New Jersey 07733

Re: Jernees Mill Road
Block(s) - 56, 57.02, 57.04, 57.05, 58, Lot(s) - 1.01, 2.01, 2.02; 1; 1; 1; 6,7
Sayreville Borough, Middlesex County

Dear Courtney Rybak:

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 3.3) 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 and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage 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 and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage 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.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted in order to make a riparian zone width determination as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species is also covered by the FHACA rules when the records are located within one mile of the project site. One-mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are

NHP File No. 23-4007443-27742

provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, 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, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project 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.

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. 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://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

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. 23-4007443-27742

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat on the
Project Site Based on Search of
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Yellow-crowned Night-heron	Nyctanassa violacea	Foraging	3	NA	State Threatened	G5	S2B,S2N

**Vernal Pool Habitat on the
Project Site Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Potential vernal habitat area	1762
Total number of records:	1

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

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
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 3.3 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 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat Within the
Immediate Vicinity of the Project Site Based on Search of
Landscape Project 3.3 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Yellow-crowned Night-heron	Nyctanassa violacea	Foraging	3	NA	State Threatened	G5	S2B,S2N

**Vernal Pool Habitat
In the Immediate Vicinity of
Project Site Based on Search of
Landscape Project 3.3**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Potential vernal habitat area	1757
Potential vernal habitat area	1758
Potential vernal habitat area	1760
Potential vernal habitat area	1762
Total number of records:	4

**Table 3: Within 1 Mile for Riparian Zone Width Determination
(6 possible reports)**

<u>Report Name</u>	<u>Included</u>	<u>Number of Pages</u>
1. Rare Plant Species Occurrences for Riparian Zone Width Determination (Flood Hazard Area Control Act Rule Application) - Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites for Riparian Zone Width Determination - Within One Mile of the Project Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species for Riparian Zone Width Determination - Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p>Rare Wildlife Species or Wildlife Habitat for Riparian Zone Width Determination Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</p>
--

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Brown Thrasher	Toxostoma rufum	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Great Blue Heron	Ardea herodias	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Osprey	Pandion haliaetus	Foraging	3	NA	State Threatened	G5	S2B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N
	Yellow-crowned Night-heron	Nyctanassa violacea	Foraging	3	NA	State Threatened	G5	S2B,S2N
	Yellow-crowned Night-heron	Nyctanassa violacea	Nesting Colony	3	NA	State Threatened	G5	S2B,S2N

**Vernal Pool Habitat for Riparian Zone Width Determination
Within One Mile of the Project Site
Based on Search of Landscape Project 3.3**

Vernal Pool Habitat Type	Vernal Pool Habitat ID
Potential vernal habitat area	1757
Potential vernal habitat area	1758
Potential vernal habitat area	1760
Potential vernal habitat area	1762
Total number of records:	4

Appendix F | Will-Serve Letters

Public Service Electric & Gas Company

Construction Inquiry-North
750 Walnut Ave, Cranford, NJ, 07016
Phone: 800-722-0256 Fax: 908-497-1762

Will Serve Gas



09/7/2023

Mailing Address

Colliers
Tracey Feary
101 Crawfords Corner Rd. Suite 3400
Holmdel, NJ 07733

Service Address

Block 58 Lots 2.01 & 9
Borough of Sayreville, NJ

Project Reference Number:

Dear Ms. Feary,

Please be advised, gas service can be made available for the service address above consistent with service requirements and PSE&G's tariff for gas service.

Please notify PSE&G Construction Inquiry at 800-722-0256 if you have any questions or concerns.

PSE&G appreciates the opportunity to service your energy needs and thanks you for your business.

Thank You,
Construction Inquiry
Public Service Electric & Gas Company



The Borough of Sayreville
Office of Water/Sewer Utilities
167 Main Street
Sayreville, NJ 08872
732-390-7060

September 15, 2023

Via Email:

tracy.feary@collierseng.com

Tracey Feary
Permit Coordinator
Colliers Engineering and Design Inc.
101 Crawford Corner Rd.
Suite 3400
Holmdel NJ 07733

**Re: Jernee Mill
Utility Will Serve Request
Borough of Sayreville, Middlesex County, New Jersey
Block 58, Lots 9 & 2.01
Colliers Engineering & Design Project No. 10000657C**

Dear Ms. Feary,

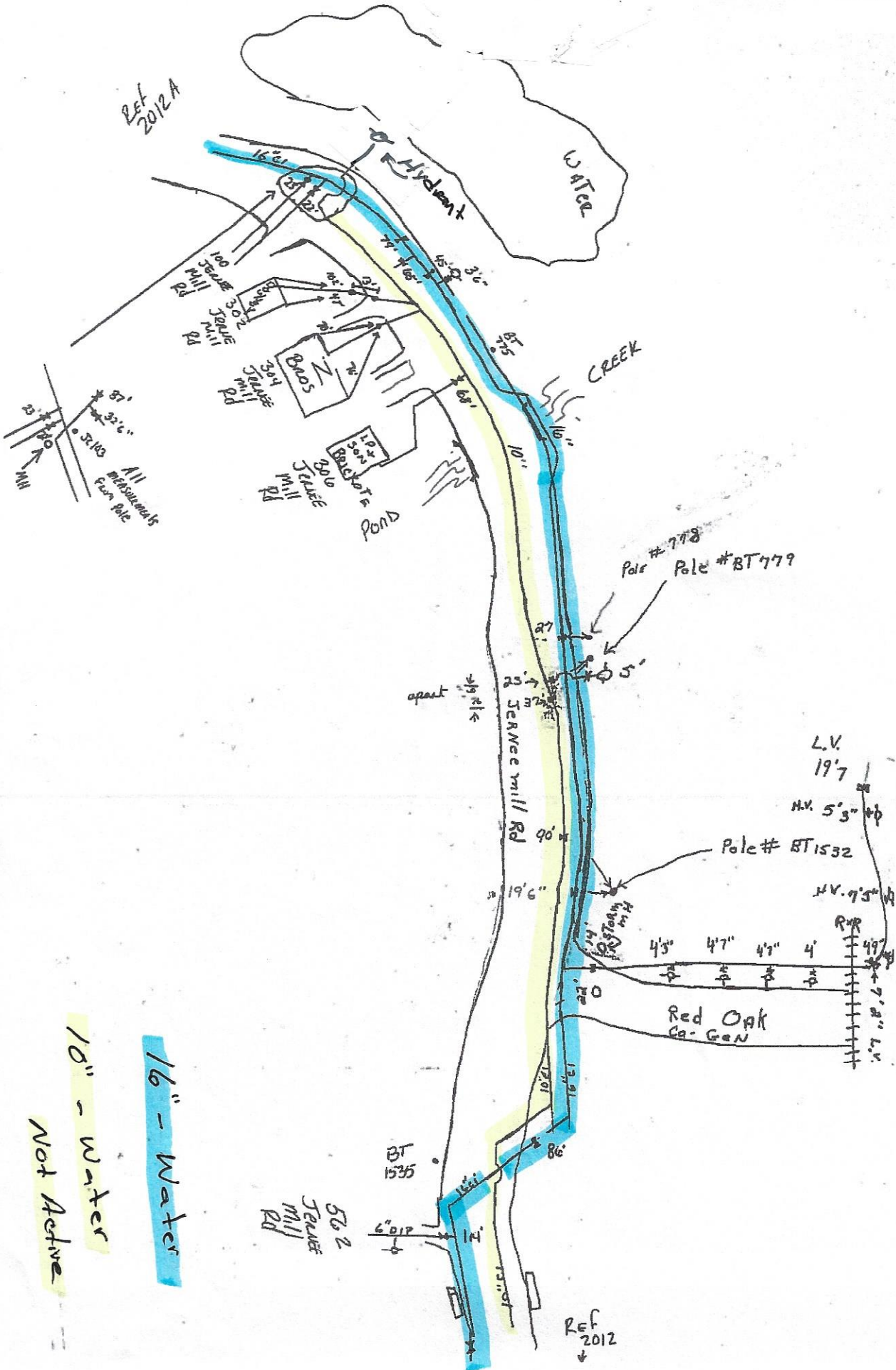
I am in receipt of your will-serve request for the above referenced project. This property currently has water and sanitary sewer service accessibility but I am unable to provide an official will-serve letter for any additional intended use until all applications to the appropriate boards have been presented and construction approvals have been granted.

At this time, the Borough of Sayreville has no existing moratoriums on water and sewer service. Please be advised that any future commitments to service may also be conditional on NJDEP approved water/sewer construction and capacity permitting.

If there are any further questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

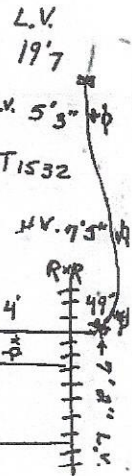
David Leitner
Superintendent, Sayreville Water/Sewer Utilities
167 Main St.
Sayreville, NJ 08872



REF 2012 A

REF 2012

16" - Water
 10" - Water
 Not Active



Red Oak
 Co-Gen

Jersey Central Power & Light

A FirstEnergy Company

101 Crawfords Corner Rd
Building 1 Suite 1-511
Holmdel, NJ 07733

September 20, 2023

Colliers Engineering & Design, Inc.
Attn: Tracey Feary
101 Crawfords Corner Rd Suite 3400
Holmdel NJ 07733

Re: Blk 58 Lot 2.01 & 9 Jernee Mill Rd Borough of Sayreville Middlesex County NJ

Dear Ms. Feary,

In response to your recent request for service on the subject property, the following information is provided regarding the process for obtaining electric service from Jersey Central Power & Light Company, ("JCP&L").

It has been determined that the subject property is within JCP&L's service territory. Electric service will be provided in accordance with JCP&L's Tariff for Service which is on file with and approved by the New Jersey Board of Public Utilities. Completion of your request for service is contingent upon your obtaining all required approvals from appropriate authorities and agencies, including, but not limited to, permits for construction. It will be your responsibility to provide JCP&L with complete electric load information and site plans for review, approvals, and engineering, etc. well in advance of construction of the proposed facility.

JCP&L will begin construction approximately ninety (90) days after receipt of the following items. Please bear in mind, however, that weather or terrain conditions can affect the anticipated work schedule.

- Signed agreement (Right-of-Way/Easement, URD Agreement, Fixed Bill, or Pay-Now/Pay-Later Contract) as applicable
- Payment of non-refundable contribution and/or refundable deposit, as applicable
- Site plan that has been approved by the municipality for the proposed development project, showing specific locations of all streets, curb lines, property lines, sidewalks, streetlights, and building location, where applicable.

The Applicant/Customer is responsible for compliance with all Federal, State and Local Codes. This includes but is not limited to the National Electric Code and the National Electric Safety Code. JCP&L reserves the right to refuse connection to customer premises that are not in compliance with applicable Codes.

The exact method of service to the point of delivery will be determined subject to the above-requested information and approval by our Regional Engineering Process. This may require the Applicant/Customer to provide a mutually agreeable location for a substation and/or pay for a prorated portion of the cost to upgrade system facilities or add other necessary equipment to the electrical infrastructure in order to meet your requirements.

Thank you for your inquiry. If you wish to proceed with this project, you'll need to apply for service by calling 1-800-662-3115. We look forward to working with you.

Respectfully,

Richard R. King/dmb

Richard R. King
Jersey Central Power & Light Company
Central Region Engineering Services

Appendix G | New Jersey and National Register of Historic Places – Sayreville



Middlesex County

Carteret Borough

Central Railroad of NJ Bridge (ID#4053)

Central Railroad of NJ over Rahway River
SHPO Opinion: 4/9/1990

Also located in:

Union County, Linden City

Perth Amboy and Elizabethport Branch of the Central Railroad of New Jersey (ID#4187)

SHPO Opinion: 8/30/2000

See Main Entry / Filed Location:

Union County, Elizabeth City

Sound Shore Railroad Historic District (ID#5427)

Sound Shore Railroad ROW Union, Elizabeth to Middlesex, Carteret
SHPO Opinion: 5/21/2008

See Main Entry / Filed Location:

Union County, Elizabeth City

Cranbury Township

John Barclay House (ID#3293)

Ancil Davison Road
SHPO Opinion: 9/3/1986

Barclay Farm (ID#4357)

147 Plainsboro Road
SHPO Opinion: 9/2/2004

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Johnson Covenhoven House (ID#3294)

John White Road
SHPO Opinion: 9/3/1986

Cranbury Historic District (ID#1830)

Main and Prospect streets; Maplewood and Scott avenues; Bunker Hill Road; Symmes Court; Westminster, Park and Wesley places
NR: 9/18/1980 (NR Reference #: 80002502)
SR: 8/9/1979
DOE: 3/25/1977
SHPO Opinion: 1/1/1977
(SHPO Opinion date approximate)

Duncan-Stults House (ID#3295)

Ancil Davidson Road
SHPO Opinion: 9/3/1986
(Demolished)

Old Cranbury School (ID#1832)

23 Main Street
NR: 6/21/1971 (NR Reference #: 71000508)
SR: 5/6/1971

Prehistoric Site (28-Mi-180) (ID#1829)

SHPO Opinion: 7/8/1994
(a.k.a. The Circle Site)

Dunellen Borough

Aluminum Press Company Plant (ID#3296)

3-4 Smalley Avenue North Ave Extension
SHPO Opinion: 3/19/1996

Also located in:

Middlesex County, Middlesex Borough

Central Railroad of New Jersey Main Line Corridor Historic District (ID#3500)

Railroad Right-of-way from Phillipsburg to Bayonne, including all associated features
DOE: 11/30/1995
SHPO Opinion: 7/19/1991
(Historic district extends through 29 municipalities in 5 counties)

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Edward Maurer House (ID#2889)

500 Mountain View Terrace
SHPO Opinion: 8/23/1995

East Brunswick Township

Archaeological Site (28-Mi-190) (ID#3297)

SHPO Opinion: 1/12/1996

Archaeological Site (28-Mi-191) (ID#3298)

SHPO Opinion: 1/12/1996

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Edward S. Kearney House / Cosmopolitan Hotel (ID#1834)

9 NJ Route 18
NR: 4/6/1979 (NR Reference #: 79001504)
SR: 1/21/1979

Old Bridge Historic District (ID#1835)

Herbertsville, Area includes River Road; Kossman, Pine, Chestnut, Main, Everson, Squire, Maple, and Oak streets; Rutgers Place
NR: 6/29/1977 (NR Reference #: 77000882)
SR: 9/26/1975
SHPO Opinion: 6/26/1975



Prehistoric Archaeological Site (28-Mi-189) (ID#3301)

SHPO Opinion: 9/5/1996

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick

SHPO Opinion: 3/31/2004

(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

Edison Township

Camp Kilmer Military Reservation Historic District (ID#3302)

SHPO Opinion: 9/22/1988

(Previous SHPO Opinion 8/11/87)

Also located in:

Middlesex County, Piscataway Township

Edison Facility (Raritan Arsenal) (ID#4527)

SHPO Opinion: 7/15/1992

(No formal SHPO Opinion; Date cited is date of final MOA execution.)

Also located in:

Middlesex County, Woodbridge Township

Thomas A. Edison Memorial Tower (ID#1836)

Christie Street

NR: 11/30/1979 (NR Reference #: 79001505)

SR: 10/9/1979

Homestead Farm at Oak Ridge (ID#2800)

Oak Ridge Golf Club

NR: 10/25/1995 (NR Reference #: 95001185)

SR: 9/8/1995

See Main Entry / Filed Location:

Union County, Clark Township

Inch Lines Linear Multistate Historic District (ID#1914)

SHPO Opinion: 8/31/1993

(Extends through twelve municipalities in three counties.)

See Main Entry / Filed Location:

Union County, Linden City

Laing House of Plainfield Plantation (ID#1837)

1707 Woodland Avenue

NR: 10/27/1988 (NR Reference #: 88002124)

SR: 3/23/1988

Lehigh Valley Railroad Historic District (ID#4154)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Menlo Park Veterans Memorial Home (ID#1839)

132 Evergreen Road

SHPO Opinion: 7/20/1994

Also located in:

Middlesex County, Woodbridge Township

Oak Tree Engagement Site (Battle of the Short Hills) (ID#4435)

Oak Tree Road and New Dover Road

SHPO Opinion: 3/23/2001

(Prior SHPO Opinion dated 7/27/2000)

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Public Service Electric & Gas Metuchen Sub-Station (ID#5157)

Pierson Ave

SHPO Opinion: 5/3/2012

Public Service Electric and Gas (PSE&G) Company Northern Inner Ring Transmission Line (ID#5155)

SHPO Opinion: 12/31/2013

(Includes the Northern Inner Ring ROW from Metuchen Substation, through Roseland Substation, and on to Athenia Substation. Also includes ROW from Roseland Substation to West Orange Substation. Previous SHPO Opinion: 5/3/2012.)

See Main Entry / Filed Location:

Passaic County, Clifton City

Roosevelt Hospital (ID#3854)

1 Roosevelt Drive

NR: 3/5/2002 (NR Reference #: 02000109)

SR: 1/9/2002

COE: 1/9/2001

(The main building of the Roosevelt Care Center; Identified in COE as "Middlesex County Tuberculosis Hospital")

St. James Episcopal Church (ID#1841)

2136 Woodbridge Avenue

COE: 1/17/1990

Short Hills Battlefield Historic District (ID#5025)

NR: 5/9/2014 (NR Reference #: 14000203)

SR: 2/12/2014

SHPO Opinion: 3/23/2001

Benjamin Shotwell House (ID#1840)

26 Runyon's Lane

NR: 6/4/1987 (NR Reference #: 87000875)

SR: 4/28/1987



Helmetta Borough

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

G.W. Helme Snuff Mill Historic District (ID#1842)

Center of Helmetta Borough between Helmetta Pond (inclusive) and Manalapan Brook, Main Street

NR: 8/15/1980 (NR Reference #: 80002503)

SR: 2/1/1980

SHPO Opinion: 6/26/1975

(Referred to as "Helmetta District" in SHPO Opinion)

Highland Park Borough

Livingston Homestead (ID#3950)

81 Harrison Avenue

NR: 3/20/2002 (NR Reference #: 02000215)

SR: 12/20/2001

Livingston Manor Historic District (ID#4289)

Parts of Cleveland, Grant, Harrison, Lawrence, Lincoln, Madison, and North Second Avenues and River Road

NR: 7/7/2004 (NR Reference #: 04000672)

SR: 4/1/2004

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

Jamesburg Borough

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Ensley-Mount-Buckalew House (ID#1843)

Buckalew Avenue

NR: 9/12/1979 (NR Reference #: 79001507)

SR: 7/5/1979

Freehold & Jamesburg Agricultural Railroad Historic District (ID#4837)

Railroad Right of Way from Middlesex, South Brunswick Township to Monmouth, Farmingdale Borough

SHPO Opinion: 6/30/2008

See Main Entry / Filed Location:

Middlesex County, South Brunswick Township

Metuchen Borough

Ayers-Allen House (ID#1844)

16 Durham Avenue

NR: 9/5/1985 (NR Reference #: 85002002)

SR: 7/10/1985

Metuchen Borough Hall (ID#3778)

500 Main Street

NR: 5/14/2001 (NR Reference #: 01000503)

(Demolished)

Metuchen Post Office (ID#4717)

360 Main St.

NR: 4/2/2008 (NR Reference #: 08000270)

SR: 6/25/2007

Metuchen Railroad Station (ID#1846)

Amtrak Northeast Corridor Line at Main Street

DOE: 8/26/1977

Metuchen Railroad Passenger Station Pre-Contact Site (28-Mi-241) (ID#5145)

SHPO Opinion: 2/6/2012

Middlesex Avenue-Woodwild Park Historic District (ID#5349)

COE: 7/14/2014

NJ Route 27 (6L) Middlesex Avenue (Lincoln Hwy) Bridge (SI&A #1218154) (ID#3554)

NJ Route 27 (6L) Middlesex Avenue (Lincoln Hwy) over Port Reading Secondary (RR)

SHPO Opinion: 11/19/1999

Old Franklin Schoolhouse (ID#1845)

491 Middlesex Avenue

COE: 12/12/1990

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Public Service Electric and Gas (PSE&G) Company Northern Inner Ring Transmission Line (ID#5155)

SHPO Opinion: 12/31/2013

(Includes the Northern Inner Ring ROW from Metuchen Substation, through Roseland Substation, and on to Athenia Substation. Also includes ROW from Roseland Substation to West Orange Substation. Previous SHPO Opinion: 5/3/2012.)

See Main Entry / Filed Location:

Passaic County, Clifton City

Washington Hose Company (ID#4934)

505 Middlesex Avenue

COE: 9/17/2009



Middlesex Borough

Aluminum Press Company Plant (ID#3296)

3-4 Smalley Avenue North Ave Extension
SHPO Opinion: 3/19/1996

See Main Entry / Filed Location:

Middlesex County, Dunellen Borough

Central Railroad of New Jersey Main Line Corridor Historic District (ID#3500)

Railroad Right-of-way from Phillipsburg to Bayonne, including all associated features

DOE: 11/30/1995
SHPO Opinion: 7/19/1991

(Historic district extends through 29 municipalities in 5 counties)

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Lehigh Valley Railroad Historic District (ID#4154)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Lincoln Boulevard / East Main Street Bridge (SI & A #122B235) (ID#3445)

Lincoln Boulevard / East Main Street over Green Brook

SHPO Opinion: 3/19/1996
(Demolished c2000)

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Middlesex High School Prehistoric Site (28-Mi-150) (ID#3913)

SHPO Opinion: 3/19/1996

Middlesex Sampling Plant Historic District (ID#3303)

239 Mountain Avenue
SHPO Opinion: 2/27/1996

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Raritan Road / Plainfield Road / Landing Road / Railroad Avenue Iron Truss Bridge (Structure #18H0708) (ID#4137)

Raritan Road (abandoned) over Green Brook
SHPO Opinion: 3/3/2003

Also located in:

Somerset County, Bound Brook Borough

Joseph and Minnie White House (ID#1847)

243 Hazelwood Avenue
NR: 10/28/1988 (NR Reference #: 87001763)
SR: 8/13/1987
(a.k.a. Margaret Bourke-White Childhood Home)

Milltown Borough

Concrete Milldam (ID#4051)

Mill Pond at South Main Street
SHPO Opinion: 6/28/1991

Forney House and Clinic (ID#4643)

94 North Main Street
SHPO Opinion: 9/26/2006

Meyer Rubber Company / Michelin Tire Company (ID#1848)

North Main Street and Ford Avenue
DOE: 6/30/1980
SHPO Opinion: 6/28/1991
(Previous SHPO Opinion of 01/03/1980; Boundaries expanded)

Milltown India Rubber Company (ID#1850)

40 Washington Avenue
NR: 2/13/1986 (NR Reference #: 86000216)
SR: 1/14/1986
SHPO Opinion: 11/8/1985

Raritan River Railroad Spur (ID#4052)

Raritan River Railroad to Meyer/Michelin property, crossing Main Street and Lawrence Brook.
SHPO Opinion: 6/28/1991

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick
SHPO Opinion: 3/31/2004
(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

Monroe Township

Brookland Prehistoric 1 Site (28-Mi-252) (ID#5071)

SHPO Opinion: 4/26/2011

Brookland Prehistoric 3 Site (28-Mi-254) (ID#5072)

SHPO Opinion: 4/26/2011

Brookland Prehistoric 4 Site (28-Mi-255) (ID#5073)

SHPO Opinion: 4/26/2011

Brookland Prehistoric 5 Site (28-Mi-256) (ID#5074)

SHPO Opinion: 4/26/2011

Brookland Prehistoric 6 Site (28-Mi-257) (ID#5075)

SHPO Opinion: 4/26/2011

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City



DeBaun Site (28-Mi-56) (ID#4944)

SHPO Opinion: 10/30/2009

Also located in:

Monmouth County, Millstone Township

Charles Dey Farm (ID#32)

60 Old Church Road

COE: 4/20/2000

Freehold & Jamesburg Agricultural Railroad Historic District (ID#4837)

Railroad Right of Way from Middlesex, South Brunswick Township to Monmouth, Farmingdale Borough

SHPO Opinion: 6/30/2008

See Main Entry / Filed Location:

Middlesex County, South Brunswick Township

Holmes-Tallman House (ID#1851)

Corner of South River Cranbury and Brown's Corner roads

NR: 9/12/1979 (NR Reference #: 79001508)

SR: 7/5/1979

New Jersey Training School for Boys Historic District (ID#4741)

1 State Home Road

SHPO Opinion: 11/19/2007

Pocahontas Snuff and Tobacco Mill Site (28-Mi-151) (ID#3316)

SHPO Opinion: 3/1/1990

See Main Entry / Filed Location:

Middlesex County, Old Bridge Township

Riverside 3 Archaeological Site (28-Mi-244) (ID#4942)

SHPO Opinion: 10/30/2009

Riverside 4 Archaeological Site (28-Mi-245) (ID#4943)

SHPO Opinion: 10/30/2009

Rue Road Bridge (SI&A #125B055) (ID#3304)

Rue Road over Matchaponix Brook

SHPO Opinion: 2/18/1993

(Demolished)

Also located in:

Middlesex County, Old Bridge Township

Ten Eycks Forge Site (ID#1852)

DOE: 11/29/1977

SHPO Opinion: 2/14/1977

Thompson Park Historic Site (28-MI-243) (ID#4968)

Schoolhouse Road East of Perrineville Road

SHPO Opinion: 5/7/2010

New Brunswick City

Thomas I. Agnew House (ID#1854)

2 Crest Road

NR: 5/13/1982 (NR Reference #: 82003281)

SR: 4/21/1981

James Bishop House (ID#1855)

Bishop Campus of Rutgers University, facing College Avenue

NR: 7/12/1976 (NR Reference #: 76001162)

SR: 1/9/1976

Bond Clothing Company (ID#3672)

260 Remsen Avenue

(Found no longer eligible per SHPO opinion dated 9/20/02)

Buccleuch Mansion (ID#1856)

200 College Avenue

NR: 4/13/1977 (NR Reference #: 77000883)

SR: 6/21/1976

(aka The White House or White House Farm)

Christ Episcopal Church (ID#1857)

5 Paterson Street

NR: 7/28/1989 (NR Reference #: 89000994)

SR: 6/20/1989

DOE: 8/7/1979

Church of Sacred Heart (ID#1858)

56 Throop Avenue

COE: 1/11/1990

College Farm Prehistoric Archaeological Site (28-Mi-75) (ID#3305)

SHPO Opinion: 6/5/1980

Also located in:

Middlesex County, North Brunswick Township

Connolly and Palmer Pottery Archaeological Site (28-Mi-227) (ID#4095)

SHPO Opinion: 10/24/2002

Delaware and Raritan Canal Historic District (ID#1600)

Entire Canal bed and all land 100 yards to either side of the center line

NR: 5/11/1973 (NR Reference #: 73001105)

SR: 11/30/1972

(Extends through five counties from the Delaware River to the Raritan River)

See Main Entry / Filed Location:

Hunterdon County, Lambertville City

Demarest House (ID#1860)

524 George Street

NR: 8/10/1977 (NR Reference #: 77000884)

SR: 2/14/1977

First Dutch Reformed Church (ID#1862)

160 Neilson Street

NR: 12/8/1988 (NR Reference #: 88001703)

SR: 8/15/1988

DOE: 8/7/1979

Henry Guest House (ID#1863)

58 Livingston Avenue

NR: 5/24/1976 (NR Reference #: 76001163)

SR: 1/6/1976



Hale Street School (ID#1864)

373 Hale Street
SR: 3/27/1981
(ca.1982 renovation has rendered it unrecognizable)

Hiram Market Historic District (ID#3306)

(Removed from the New Jersey Register, 12/6/95)

Levi D. Jarrard House (ID#1865)

Douglass College, George Street
NR: 4/22/1982 (NR Reference #: 82003282)
SR: 3/27/1981

Jennings House (ID#1866)

1100 George Street
SHPO Opinion: 4/10/1978

William H. Johnson house (ID#4282)

52 Welton Street
NR: 7/12/2006 (NR Reference #: 06000560)
SR: 4/20/2006
COE: 5/12/2004

James Wood Johnson house (ID#4675)

21 Union Street
COE: 12/29/2006
(a.k.a. Hill-Johnson house or Epsilon Chapter of the Delta Phi fraternity)

Kelley House (ID#1867)

1100 George Street
SHPO Opinion: 4/10/1978

King Block (ID#1868)

316-324 Memorial Parkway
NR: 5/26/1988 (NR Reference #: 88000644)
SR: 12/3/1987

Landing Lane Bridge (ID#1869)

Landing Lane over Raritan River
SHPO Opinion: 4/10/1978
(Demolished)

Also located in:

Middlesex County, Piscataway Township

Lincoln Gardens Historic District (ID#4796)

Route 27 to the West, Jersey Avenue to the East and Quintin Ave to the South
SHPO Opinion: 9/18/2007

Livingston Avenue Historic District (ID#3307)

Livingston Avenue and Morris Street, Willow Grove Cemetery
NR: 2/16/1996 (NR Reference #: 96000072)
SR: 12/8/1995
SHPO Opinion: 2/6/1991

Livingston School (ID#4572)

207 Delavan Avenue
SHPO Opinion: 8/11/2005

Main Post Office (ID#1870)

86 Bayard Street
NR: 7/18/1984 (NR Reference #: 84002731)
SR: 5/23/1984
DOE: 1/20/1982
SHPO Opinion: 12/16/1981

Mine Street Historic District (ID#5361)

Mine Street between College Avenue and Guilden Street
COE: 8/8/2014

Mueller and New Jewelers (ID#1871)

357 George Street
SHPO Opinion: 4/13/1980

National Bank of New Jersey Building (ID#3308)

George and Church Street
SHPO Opinion: 6/11/1986

National Musical String Company (ID#1872)

120 Georges Road
NR: 4/20/1982 (NR Reference #: 82003283)
SR: 3/27/1981

Also located in:

Middlesex County, North Brunswick Township

New Brunswick Fire Department Engine #5 (ID#4570)

75 Bartlett Street
SHPO Opinion: 1/12/2006

New Brunswick Railroad Station (ID#1875)

Easton Avenue and Albany Street
NR: 6/22/1984 (NR Reference #: 84002732)
SR: 3/17/1984
(Thematic Nomination of Operating Passenger Railroad Stations)

New Brunswick Water Treatment Plant (ID#4624)

Nichols and Comstock Streets
SHPO Opinion: 7/11/2006
(Block 700 Lot 3)

New Jersey Hall (ID#1876)

73 Hamilton Street
NR: 2/24/1975 (NR Reference #: 75001144)
SR: 6/5/1974

New Jersey College for Women Historic District (ID#3736)

New Brunswick, Rutgers University
SHPO Opinion: 4/11/2001

Old Colony House (ID#1877)

Georges Street
SHPO Opinion: 4/10/1978

Old Queen's (NHL, ID#1878)

Rutgers University
NHL: 5/11/1976
NR: 5/11/1976 (NR Reference #: 76001164)
SR: 5/11/1976
(National Historic Landmark, 5/11/76; See also Queen's Campus.)



Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

People's National Bank (ID#1879)

381-85 George Street

SHPO Opinion: 4/13/1980

Poile Zedek Synagogue (ID#1880)

145 Neilson Street

NR: 10/25/1995 (NR Reference #: 95001189)

SR: 9/8/1995

Queen's Campus (ID#1881)

College Avenue; George, Hamilton and Somerset streets

NR: 7/2/1973 (NR Reference #: 73001113)

SR: 1/29/1973

(See also Old Queen's Building - NHL)

Raritan River Railroad Passenger Station (ID#3309)

SHPO Opinion: 9/14/1987

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick

SHPO Opinion: 3/31/2004

(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

Riverwatch Archaeological Site (ID#3310)

SHPO Opinion: 2/23/1996

John H. Rolfe House (Emily Smith House) (ID#4823)

29 Remsen Avenue

SHPO Opinion: 3/14/2001

(HABS No. NJ-724)

Rutgers Preparatory School (Alexander Johnston Hall) (ID#1882)

101 Somerset Street

NR: 7/18/1975 (NR Reference #: 75001145)

SR: 5/8/1975

Saint Ladislaus Magyar Roman Catholic Church (ID#5264)

213 Somerset Street

SR: 6/3/2013

Saint Mary of Mount Virgin Roman Catholic Church (ID#5017)

190 Sanford St.

NR: 11/3/2010 (NR Reference #: 10000877)

SR: 6/8/2010

St. Peter the Apostle Church, Rectory, and Convent buildings (ID#4257)

94 Somerset Street

NR: 11/25/2005 (NR Reference #: 05001332)

SR: 5/25/2005

COE: 4/2/2004

Three Mile Run Cemetery (ID#4795)

1150 Somerset Street (Route 27)

SHPO Opinion: 9/18/2007

Woodlawn (ID#1883)

Clifton Avenue, facing George Street

NR: 3/8/1978 (NR Reference #: 78001772)

SR: 4/15/1977

North Brunswick Township

Camden and Amboy Railroad Branch Line Historic District (ID#2969)

Camden and Amboy Branch Line Right-of-way from Bordentown City to Adams Lane, North Brunswick, Middlesex County

SHPO Opinion: 5/21/1991

(Previous SHPO Opinions 7/21/87 and 9/21/90.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Carter-Wallace Laboratory (ID#1884)

US Route 1

DOE: 6/5/1989

SHPO Opinion: 6/23/1988

(Demolished c2007)

College Farm Prehistoric Archaeological Site (28-Mi-75) (ID#3305)

SHPO Opinion: 6/5/1980

See Main Entry / Filed Location:

Middlesex County, New Brunswick City

Georges Road Baptist Church (ID#1831)

430-440 Church Lane Old Georges Road

SHPO Opinion: 3/22/1994

(Previous SHPO Opinion 12/30/93)

National Musical String Company (ID#1872)

120 Georges Road

NR: 4/20/1982 (NR Reference #: 82003283)

SR: 3/27/1981

See Main Entry / Filed Location:

Middlesex County, New Brunswick City

NJ Route 27 (3E) Bridge (SI&A #1216158) (ID#1889)

NJ Route 27 over Six Mile Run

DOE: 5/1/1995

(Not individually eligible and non-contributing to Six Mile Run HD; SHPO Opinion of 2/22/93 overturned by DOE.)

Also located in:

Somerset County, Franklin Township

Pliny F. Park House (ID#1833)

2051 U.S. Route 130

SHPO Opinion: 3/22/1994

(Previous SHPO Opinion 12/30/93. Surrounding property now developed as athletic fields.)



Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

Prehistoric Site (28-Mi-128) (ID#3312)

SHPO Opinion: 3/17/1988

(Previous SHPO Opinion 12/4/1987)

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick

SHPO Opinion: 3/31/2004

(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

Old Bridge Township

Old Brown Homestead Archaeological Site (ID#1885)

SHPO Opinion: 10/26/1981

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way

SHPO Opinion: 6/26/1975

(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Cedar Grove School (ID#1886)

4216 County Route 516

NR: 10/24/1976 (NR Reference #: 76001165)

SR: 7/1/1974

Cheesequake Service Station and Brown Family Home (ID#4465)

314 NJ Route 34 and Amboy and Morristown roads

SHPO Opinion: 7/25/2005

Dill's Snuff Mill Archeological Site (ID#1887)

SHPO Opinion: 10/26/1981

Farrington Farm (ID#3314)

NJ Route 34 and Cottrell Road

SHPO Opinion: 12/17/1996

Garden State Parkway Historic District (ID#3874)

Entire Garden State Parkway right-of-way

SHPO Opinion: 10/12/2001

See Main Entry / Filed Location:

Cape May County, Lower Township

Hulse-Tice House and Property (ID#1888)

Morganville Road and County Route 516

SHPO Opinion: 10/26/1981

Morgan Kiln Site (28-Mi-105a) (ID#3315)

SHPO Opinion: 10/15/1996

Morgan Draw Bridge (ID#3326)

NJ Transit North Jersey Coast Line, Milepost 3.22 over Cheesequake Creek

SHPO Opinion: 2/11/1997

See Main Entry / Filed Location:

Middlesex County, South Amboy City

New York and Long Branch Railroad Historic District (ID#4354)

SHPO Opinion: 8/20/2004

See Main Entry / Filed Location:

Middlesex County, Perth Amboy City

NJ Route 34 Southbound Bridge (SI&A #1221151) (ID#151)

NJ Route 34, Southbound over US Route 9

SHPO Opinion: 4/8/1999

Pocahontas Snuff and Tobacco Mill Site (28-Mi-151) (ID#3316)

SHPO Opinion: 3/1/1990

Also located in:

Middlesex County, Monroe Township

Prehistoric Site (28-Mi-184) (ID#3317)

SHPO Opinion: 10/15/1996

Rue Road Bridge (SI&A #125B055) (ID#3304)

Rue Road over Matchaponix Brook

SHPO Opinion: 2/18/1993

(Demolished)

See Main Entry / Filed Location:

Middlesex County, Monroe Township

Warne/Hillyer Site (28-Mi-183) (ID#3318)

SHPO Opinion: 10/15/1996

Abraham Warne House (ID#1890)

County Route 516 between John Partridge Road and Morganville Road

SHPO Opinion: 10/26/1981

Hezekiah "Kit" Warne House (ID#1891)

County Route 516 between Higgins Road and Bennetts Road

SHPO Opinion: 10/26/1981

Perth Amboy City

American Smelting & Refining Company Laboratory Building (ID#4739)

Route 440-High Street

SHPO Opinion: 8/6/2004

Clay Classical Revival Historic District (ID#1892)

SHPO Opinion: 11/20/1990

(Thematic District proposed in Middlesex County Survey. See file for specific resource locations.)

George Inness House (ID#1893)

313 Convery Boulevard

NR: 10/10/1979 (NR Reference #: 79003250)

SR: 7/21/1979

(Demolished, 9/27/93)



Lawrence Kearny House (ID#1894)

63 Catalpa Street
NR: 5/28/1976 (NR Reference #: 76001166)
SR: 9/16/1975

Maurer Road Bridge (ID#244)

NJ Transit North Jersey Coast Line, Milepost 4.61
SHPO Opinion: 2/3/1999

McCormick Tenant House (Harbor Light Tavern) (ID#1895)

274 Front Street
SR: 6/25/1980

New York and Long Branch Railroad Historic District (ID#4354)

SHPO Opinion: 8/20/2004

Also located in:

Middlesex County, Old Bridge Township
Middlesex County, Sayreville Borough
Middlesex County, South Amboy City
Monmouth County, Aberdeen Township
Monmouth County, Allenhurst Borough
Monmouth County, Asbury Park City
Monmouth County, Avon-by-the-Sea Borough
Monmouth County, Belmar Borough
Monmouth County, Bradley Beach Borough
Monmouth County, Brielle Borough
Monmouth County, Deal Borough
Monmouth County, Hazlet Township
Monmouth County, Holmdel Township
Monmouth County, Interlaken Borough
Monmouth County, Little Silver Borough
Monmouth County, Loch Arbour Village
Monmouth County, Long Branch City
Monmouth County, Manasquan Borough
Monmouth County, Matawan Borough
Monmouth County, Middletown Township
Monmouth County, Neptune Township
Monmouth County, Ocean Township
Monmouth County, Oceanport Borough
Monmouth County, Red Bank Borough
Monmouth County, Sea Girt Borough
Monmouth County, Spring Lake Borough
Monmouth County, Spring Lake Heights Borough
Monmouth County, Wall Township
Ocean County, Bay Head Borough
Ocean County, Bay Head Borough
Ocean County, Point Pleasant Beach Borough

Outerbridge Crossing (ID#4140)

NJ Route 440 over the Arthur Kill
SHPO Opinion: 2/21/2003

Overhead Contact System, Pennsylvania Railroad Company (ID#3990)

Between Rahway, Union County and South Amboy, Middlesex County
SHPO Opinion: 4/26/2002
See Main Entry / Filed Location:
Middlesex County, South Amboy City

Perth Amboy City Hall and Surveyor General's Office (ID#1897)

260 High Street
NR: 1/12/1981 (NR Reference #: 81000394)
SR: 10/3/1980

Perth Amboy and Elizabethport Branch of the Central Railroad of New Jersey (ID#4187)

SHPO Opinion: 8/30/2000

See Main Entry / Filed Location:

Union County, Elizabeth City

Perth Amboy Ferry Slip (ID#1898)

East end of Smith Street
NR: 11/28/1978 (NR Reference #: 78001773)
SR: 7/12/1978

Perth Amboy Fire Department - Garfield Company Station (ID#3967)

615-617 Amboy Avenue
SHPO Opinion: 9/24/2001

Perth Amboy Public Library (ID#4999)

196 Jefferson Street
COE: 8/11/2010

Perth Amboy Commercial Historic District (ID#1896)

Smith Street from High Street to Davidson Street; portions of State, King, Market, New Brunswick, Hobart, Fayette, Jefferson, Madison, and Maple streets
SHPO Opinion: 8/18/1993

Perth Amboy Railroad Station (ID#1899)

East of Elm Street between Smith and Market streets
NR: 6/22/1984 (NR Reference #: 84002735)
SR: 3/17/1984
(Thematic Nomination of Operating Passenger Railroad Stations)

Proprietary House (The Westminster) (ID#1900)

139-151 Kearny Avenue
NR: 2/24/1971 (NR Reference #: 71000509)
SR: 9/11/1970

Raritan Copper Works (Former Anaconda Copper Works) (ID#1901)

Elm and Market streets
SR: 11/27/1978
DOE: 3/7/1978
SHPO Opinion: 12/23/1977

Raritan River Swing Span Draw (ID#1935)

NJ Transit North Jersey Coast Line, Milepost 0.39
SHPO Opinion: 6/25/1991
See Main Entry / Filed Location:
Middlesex County, South Amboy City



Saint Peter's Episcopal Church (ID#1902)

Rector and Gordon streets

NR: 5/12/1977 (NR Reference #: 77000885)

SR: 9/26/1975

Marcus Schantz Iron Works and Machine Shop Site (ID#2890)

SHPO Opinion: 8/2/1995

Simpson United Methodist Church (ID#1903)

High and Jefferson streets

NR: 4/6/1979 (NR Reference #: 79001510)

SR: 1/21/1979

Structure 132, American Smelting and Refining Company Pier (ID#3566)

SHPO Opinion: 7/23/1998

U.S. Post Office (ID#1904)

205 Jefferson Street

SR: 1/31/1986

(Thematic Nomination of Significant Post Offices)

Vessel 30, Transitional Small Barge / Canal Boat (ID#117)

SHPO Opinion: 7/23/1998

Vessel 32, Transitional Small Barge / Canal Boat (ID#174)

SHPO Opinion: 7/23/1998

Vessel 34, Transitional Small Barge / Canal Boat (ID#118)

SHPO Opinion: 7/23/1998

Vessel 54, Wooden Rock Scow (ID#133)

SHPO Opinion: 7/23/1998

Vessel 57, Canal / Harbor Hold Barge (ID#119)

SHPO Opinion: 7/23/1998

Vessel 58, Canal / Harbor Hold Barge (ID#120)

SHPO Opinion: 7/23/1998

Vessel 59, Canal / Harbor Hold Barge (ID#121)

SHPO Opinion: 7/23/1998

Vessel 79, Floating Grain Elevator (ID#134)

SHPO Opinion: 7/23/1998

Vessel 92, Wooden Deck Scow (ID#122)

SHPO Opinion: 7/23/1998

Vessel 98, Transitional Small Barge / Canal Boat (ID#123)

SHPO Opinion: 7/23/1998

Vessel 99, Transitional Small Barge / Canal Boat (ID#124)

SHPO Opinion: 7/23/1998

Vessel 103, Transitional Small Barge / Canal Boat (ID#125)

SHPO Opinion: 7/23/1998

Victory Bridge (SI&A #1223150) (ID#5350)

NJ Route 35 over Raritan River

SHPO Opinion: 12/14/1994

Piscataway Township

Bodine / French Meadow Property [aka Fisher House Site] (28-Mi-85) (ID#1909)

SHPO Opinion: 5/23/1980

(See also Raritan Landing Archeological District Addendum.)

Camp Kilmer Military Reservation Historic District (ID#3302)

SHPO Opinion: 9/22/1988

(Previous SHPO Opinion 8/11/87)

See Main Entry / Filed Location:

Middlesex County, Edison Township

Duyckinck's Brook Prehistoric Site (ID#1908)

SHPO Opinion: 8/11/1987

(Previous SHPO Opinion 5/23/80)

Ephraim Fitz-Randolph House (ID#1910)

430 South Randolphville Road

NR: 3/14/1973 (NR Reference #: 73001114)

SR: 8/2/1972

W. French Site (28-Mi-122) (ID#1906)

SHPO Opinion: 8/11/1987

Goldman House (ID#4967)

143 School Street

NR: 10/1/2010 (NR Reference #: 10000813)

SR: 4/28/2010

Inch Lines Linear Multistate Historic District (ID#1914)

SHPO Opinion: 8/31/1993

(Extends through twelve municipalities in three counties.)

See Main Entry / Filed Location:

Union County, Linden City

Ivy Hall (Cornelius Low House) (ID#1911)

1225 River Road

NR: 5/27/1971 (NR Reference #: 71000510)

SR: 5/6/1971

Johnson Park Prehistoric Site (ID#1912)

SHPO Opinion: 8/11/1987

(Previous SHPO Opinion 5/23/80)

Landing Lane Bridge (ID#1869)

Landing Lane over Raritan River

SHPO Opinion: 4/10/1978

(Demolished)

See Main Entry / Filed Location:

Middlesex County, New Brunswick City

Lehigh Valley Railroad Historic District (ID#4154)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Letson-Conover House Site (ID#1913)

SHPO Opinion: 5/23/1980

(Raritan Landing Archeological District Addendum)



Lower Van Rants House Site (ID#1915)

SHPO Opinion: 5/23/1980
(Raritan Landing Archeological District Addendum)

Metlar House (Knapp House/Bodine House) (ID#1916)

1281 River Road
NR: 3/7/1973 (NR Reference #: 73001115)
SR: 8/7/1972

Isaac Onderdonk House (Meuly House) (ID#1917)

685 River Road
NR: 10/30/1973 (NR Reference #: 73001116)
SR: 9/6/1973

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Prehistoric Site (28-Mi-121) (ID#1905)

SHPO Opinion: 8/11/1987

Randolphville Road Bridge (SI&A #122B129) (ID#278)

South Randolphville Road over Ambrose Brook (NJDOT #122B129)
NR: 9/17/1999 (NR Reference #: 99001169)
SR: 5/27/1999

Raritan Landing Archeological Historic District (ID#1918)

NR: 8/10/1979 (NR Reference #: 79001506)
SR: 6/5/1979

Raritan Landing Archeological Historic District Addendum (ID#1919)

NR: 2/10/1984 (NR Reference #: 84002738)
SR: 12/21/1983
(see also individual sites)

J. Reade House Site (28-Mi-123) (ID#1907)

SHPO Opinion: 8/11/1987

Road Up Raritan Historic District (ID#3320)

1.2-mile segment of River Road: Linear historic district along River Road which begins south of Overbrook Road and continues to just north of John Field Court; roughly #s 625 to 899 River Road
NR: 9/18/1997 (NR Reference #: 97001146)
SR: 8/7/1997

Matthias Smock House (ID#1920)

851 River Road, south of Park Avenue
NR: 12/4/1973 (NR Reference #: 73001117)
SR: 9/6/1973

Upper Van Rants House Site and Bluff Top Prehistoric Site (ID#1921)

SHPO Opinion: 5/23/1980
(Raritan Landing Archeological District Addendum)

Selman A. Waksman House (ID#169)

16 Logan Lane
SHPO Opinion: 12/9/1996

Plainsboro Township

Aqueduct Mills Historic District (ID#3285)

Harrison Street and vicinity to the Millstone River
SHPO Opinion: 12/20/1988

Also located in:

Mercer County, West Windsor Township

J.A. Blackwell Farmhouse (ID#1923)

US Route 1
DOE: 8/4/1981
SHPO Opinion: 6/3/1981

Camden and Amboy Railroad Branch Line Historic District (ID#2969)

Camden and Amboy Branch Line Right-of-way from Bordentown City to Adams Lane, North Brunswick, Middlesex County

SHPO Opinion: 5/21/1991
(Previous SHPO Opinions 7/21/87 and 9/21/90.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Cranbury Neck Road Bridge (SI&A #4-B-93) (ID#3823)

Cranbury Neck Road over the Millstone River
SHPO Opinion: 9/25/1981

Also located in:

Mercer County, West Windsor Township

Delaware and Raritan Canal Historic District (ID#1600)

Entire Canal bed and all land 100 yards to either side of the center line

NR: 5/11/1973 (NR Reference #: 73001105)
SR: 11/30/1972

(Extends through five counties from the Delaware River to the Raritan River)

See Main Entry / Filed Location:

Hunterdon County, Lambertville City

John Duncan House (ID#3321)

53 Cranbury Neck Road
SHPO Opinion: 9/3/1986

Richard D. Grover Farmstead Site (28-Mi-193) (ID#3322)

SHPO Opinion: 8/23/1996

Lake Carnegie Historic District (ID#1747)

Lake Carnegie (Millstone River) between NJ Transit Princeton Branch Railroad bridge (south end) and dam adjacent to NJ Route 27 (north end)

NR: 6/28/1990 (NR Reference #: 90001000)
SR: 1/22/1990

See Main Entry / Filed Location:

Mercer County, Princeton

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township



Plainsboro Village Historic District (ID#1924)

Plainsboro Road
SHPO Opinion: 6/3/1981

Princeton Nurseries Historic District (ID#1925)

Between US Route 1 and Delaware and Raritan Canal
SR: 7/22/2008
SHPO Opinion: 12/20/1988
COE: 5/31/2006

Wellnut Hill Archaeological Site (28-Mi-90) (ID#3323)

DOE: 8/4/1981
SHPO Opinion: 6/3/1981
(eligible area reduced, 9/10/90)

John Van Buren Wicoff House (ID#361)

641 Plainsboro Road
NR: 3/12/1998 (NR Reference #: 98000236)
SR: 2/2/1998
DOE: 8/4/1981

Sayreville Borough

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Garden State Parkway Historic District (ID#3874)

Entire Garden State Parkway right-of-way
SHPO Opinion: 10/12/2001

See Main Entry / Filed Location:

Cape May County, Lower Township

New York and Long Branch Railroad Historic District (ID#4354)

SHPO Opinion: 8/20/2004

See Main Entry / Filed Location:

Middlesex County, Perth Amboy City

Old Spye Inn (Ruins) (ID#1926)

Old Spye Road
SHPO Opinion: 12/12/1979

Old Spye Road (ID#4285)

Old Spye Road
SHPO Opinion: 12/12/1979
(Brick paved road adjacent to Cheesequake Creek)

Price Pottery Site (28-Mi-152) [Destroyed] (ID#3325)

SHPO Opinion: 9/12/1989

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick
SHPO Opinion: 3/31/2004
(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

US Route 9 Bridge (Edison Bridge) (SI&A #1209155) (ID#1947)

US Route 9 over the Raritan River
SHPO Opinion: 1/23/1992

Also located in:

Middlesex County, Woodbridge Township

Sayre and Fisher Company Stable (ID#1930)

Main St.
SHPO Opinion: 6/2/1976
(Demolished)

Sayre and Fisher Reading Room (ID#1931)

Main Street and River Road
NR: 9/12/1979 (NR Reference #: 79001511)
SR: 7/5/1979

Sayre and Fisher Brick Company Scove Kiln Site (28-Mi-209) (ID#5144)

SHPO Opinion: 2/14/2012

Sayre and Fisher Brick Company Site (28-Mi-163) [Destroyed] (ID#3324)

SHPO Opinion: 9/12/1989

Tennent Brook South Archeological Site (28-Mi-81) (ID#1932)

DOE: 10/11/1979
SHPO Opinion: 7/20/1979

US Route 9 Bridge over Victory Circle (north) (SI&A #1209154) (ID#1928)

US Route 9 over Victory Circle
SHPO Opinion: 1/23/1992

US Route 9 Bridge over Victory Circle (south) (SI&A #1209153) (ID#1929)

US Route 9 over Victory Circle
SHPO Opinion: 1/23/1992

Victory Bridge (SI&A #1223150) (ID#5350)

NJ Route 35 over Raritan River
SHPO Opinion: 12/14/1994

South Amboy City

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way
SHPO Opinion: 6/26/1975
(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Great Beds Light Station (ID#4106)

Raritan Bay
NR: 5/29/2008 (NR Reference #: 08000467)
SR: 3/6/2008
SHPO Opinion: 1/22/2003
(Light Stations of the United States MPS)



Morgan Draw Bridge (ID#3326)

NJ Transit North Jersey Coast Line, Milepost 3.22 over Cheesequake Creek

SHPO Opinion: 2/11/1997

Also located in:

Middlesex County, Old Bridge Township

New York and Long Branch Railroad Historic District (ID#4354)

SHPO Opinion: 8/20/2004

See Main Entry / Filed Location:

Middlesex County, Perth Amboy City

Overhead Contact System, Pennsylvania Railroad Company (ID#3990)

Between Rahway, Union County and South Amboy, Middlesex County

SHPO Opinion: 4/26/2002

Also located in:

Middlesex County, Perth Amboy City

Middlesex County, Woodbridge Township

Union County, Rahway City

Raritan River Swing Span Draw (ID#1935)

NJ Transit North Jersey Coast Line, Milepost 0.39

SHPO Opinion: 6/25/1991

Also located in:

Middlesex County, Perth Amboy City

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick

SHPO Opinion: 3/31/2004

(Includes Kearney Branch and Gillespie Branch)

Also located in:

Middlesex County, East Brunswick Township

Middlesex County, Milltown Borough

Middlesex County, New Brunswick City

Middlesex County, North Brunswick Township

Middlesex County, Sayreville Borough

Middlesex County, South River Borough

South Brunswick Township

Abraham Applegate House (ID#3328)

Suleman Rd.

SHPO Opinion: 9/3/1986

Benjamin M. Bayles House (ID#3331)

226 Friendship Road

SHPO Opinion: 9/3/1986

Robert Bayles House (ID#3330)

Raymond Road

SHPO Opinion: 9/3/1986

Camden and Amboy Railroad Branch Line Historic District (ID#2969)

Camden and Amboy Branch Line Right-of-way from Bordentown City to Adams Lane, North Brunswick, Middlesex County

SHPO Opinion: 5/21/1991

(Previous SHPO Opinions 7/21/87 and 9/21/90.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Isaac Clark House (ID#3334)

Ridge Road

SHPO Opinion: 9/3/1986

Delaware and Raritan Canal Historic District (ID#1600)

Entire Canal bed and all land 100 yards to either side of the center line

NR: 5/11/1973 (NR Reference #: 73001105)

SR: 11/30/1972

(Extends through five counties from the Delaware River to the Raritan River)

See Main Entry / Filed Location:

Hunterdon County, Lambertville City

Freehold & Jamesburg Agricultural Railroad Historic District (ID#4837)

Railroad Right of Way from Middlesex, South Brunswick Township to Monmouth, Farmingdale Borough

SHPO Opinion: 6/30/2008

Also located in:

Middlesex County, Jamesburg Borough

Middlesex County, Monroe Township

Monmouth County, Englishtown Borough

Monmouth County, Farmingdale Borough

Monmouth County, Freehold Borough

Monmouth County, Freehold Township

Monmouth County, Howell Township

Monmouth County, Manalapan Township

Gulick House/Red Maple Farm (ID#1936)

Raymond Road, between US Route 1 and NJ Route 27

NR: 7/3/1979 (NR Reference #: 79001509)

SR: 3/29/1979

King's Highway Historic District (ID#353)

US Route 206 and NJ Route 27, between Lawrenceville and Kingston

NR: 12/21/2000 (NR Reference #: 00001493)

SR: 10/23/2000

See Main Entry / Filed Location:

Mercer County, Princeton

Kingston Mill Historic District (ID#1746)

Portions of River, Herrontown, and Princeton-Kingston roads, and the Millstone River

NR: 4/10/1986 (NR Reference #: 86000707)

SR: 3/5/1986

See Main Entry / Filed Location:

Mercer County, Princeton



Kingston Village Historic District (ID#2498)

NJ Route 27, Laurel Avenue, Church Street; Heathcote Brook Road, Academy Street, etc.

NR: 1/11/1990 (NR Reference #: 89002163)

SR: 11/20/1989

SHPO Opinion: 12/20/1988

Also located in:

Somerset County, Franklin Township

Lake Carnegie Historic District (ID#1747)

Lake Carnegie (Millstone River) between NJ Transit Princeton Branch Railroad bridge (south end) and dam adjacent to NJ Route 27 (north end)

NR: 6/28/1990 (NR Reference #: 90001000)

SR: 1/22/1990

See Main Entry / Filed Location:

Mercer County, Princeton

James Lake House (ID#3335)

Ridge Road

SHPO Opinion: 9/3/1986

John J. Lake House (ID#3336)

939 Ridge Road (B99 L11.16)

SHPO Opinion: 9/3/1986

John W. Lott House (ID#3337)

Miller Road, south of intersection with Friendship Road

SHPO Opinion: 9/3/1986

Majors-Mount House (ID#3338)

192 Schalks Road

SHPO Opinion: 9/3/1986

Masonry and Brick Arch Culvert (ID#3329)

Terhune Run under the Main Line of Pennsylvania Railroad (Amtrak Northeast Corridor Line)

SHPO Opinion: 7/21/1987

Methodist Episcopal Church and School #4 at Fresh Ponds (ID#3339)

27 Old Davidson's Mill Road

COE: 1/12/1996

Monmouth Junction Historic District (ID#1937)

Ridge and Old New roads and Maple and Walnut avenues

SHPO Opinion: 3/12/1980

Old Kingston Bridge (SI&A # 1105151) (ID#5121)

Old NJ Route 27 over Millstone River

SHPO Opinion: 10/20/2011

(Listed as part of Kingston Mill Historic District)

Pennsylvania Railroad New York to Philadelphia Historic District (ID#4568)

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

Princeton Nurseries Historic District (ID#1925)

Between US Route 1 and Delaware and Raritan Canal

SR: 7/22/2008

SHPO Opinion: 12/20/1988

COE: 5/31/2006

Peter Schenk House (ID#3340)

Ridge Road

SHPO Opinion: 9/3/1986

Six Mile Run Village Historic District (ID#3528)

Pleasant Plains Road and NJ Route 27

SHPO Opinion: 4/26/1994

See Main Entry / Filed Location:

Somerset County, Franklin Township

Stone Abutment (ID#3333)

Camden and Amboy Branch Railroad at Major Road

SHPO Opinion: 7/21/1987

Van Dyke Farm (ID#4473)

Davidsons Mill Road

COE: 8/12/2005

Van Pelt-Clark House (ID#3332)

123 Perrine Road

SHPO Opinion: 9/3/1986

Wetherill-Mount House (ID#4660)

Georges Road

SHPO Opinion: 11/6/2006

Widow Woods Tavern (ID#3526)

3060 NJ Route 27

SHPO Opinion: 4/26/1994

Widow Wood's Tavern Site (28-Mi-164) (ID#1939)

SHPO Opinion: 4/26/1994

Withington Estate (Heathcote Farm) (ID#1938)

Spruce Lane

NR: 9/27/1984 (NR Reference #: 84002740)

SR: 8/16/1984

South Plainfield Borough

Cedar Brook Park (ID#4718)

NR: 8/28/2007 (NR Reference #: 07000878)

SR: 6/25/2007

See Main Entry / Filed Location:

Union County, Plainfield City

Inch Lines Linear Multistate Historic District (ID#1914)

SHPO Opinion: 8/31/1993

(Extends through twelve municipalities in three counties.)

See Main Entry / Filed Location:

Union County, Linden City



Lehigh Valley Railroad Historic District (ID#4154)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Warren County, Phillipsburg Town

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

Spicer Manufacturing Company (ID#4650)

333 Hamilton Avenue

SHPO Opinion: 9/18/2006

(HAER No. NJ-144)

South River Borough

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way

SHPO Opinion: 6/26/1975

(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Herrmann-Aukam Company Historic District (ID#5279)

SHPO Opinion: 7/19/2013

Old School Baptist Church and Cemetery (ID#1940)

64-66 Main Street

NR: 1/7/1992 (NR Reference #: 91001926)

SR: 11/19/1991

Raritan River Railroad Historic District (ID#4954)

Right of Way between South Amboy and New Brunswick

SHPO Opinion: 3/31/2004

(Includes Kearney Branch and Gillespie Branch)

See Main Entry / Filed Location:

Middlesex County, South Amboy City

St. Mary's Church (ID#4206)

Corner of Jackson Street and Whitehead Avenue

NR: 12/10/2003 (NR Reference #: 03001276)

SR: 10/24/2003

Willett Elementary School (ID#1941)

34 Charles Street

SHPO Opinion: 12/21/1976

(SHPO: 1/04/77, 2/08/78)

Spotswood Borough

Camden and Amboy Railroad Main Line Historic District (ID#2970)

Camden and Amboy Railroad right-of-way

SHPO Opinion: 6/26/1975

(Boundary clarified 10/4/91. Extends through thirty-one municipalities in four counties.)

See Main Entry / Filed Location:

Burlington County, Bordentown City

Cedar Brook Prehistoric Site (ID#1942)

DOE: 11/29/1977

SHPO Opinion: 2/14/1977

Saint Peter's Church Complex (ID#1943)

505 Main Street and DeVoe Avenue

NR: 10/10/1979 (NR Reference #: 79003251)

SR: 7/21/1979

SHPO Opinion: 6/26/1975

Woodbridge Township

Barron Library (ID#1944)

582 Rahway Avenue

NR: 11/11/1977 (NR Reference #: 77000886)

SR: 8/26/1977

Dunham's Mill (ID#4661)

SHPO Opinion: 10/27/2006

Edison Facility (Raritan Arsenal) (ID#4527)

SHPO Opinion: 7/15/1992

(No formal SHPO Opinion; Date cited is date of final MOA execution.)

See Main Entry / Filed Location:

Middlesex County, Edison Township

First Presbyterian Church and Cemetery (ID#4594)

600 Rahway Avenue

NR: 5/2/2008 (NR Reference #: 08000363)

SR: 1/25/2008

COE: 4/13/2006

Garden State Parkway Historic District (ID#3874)

Entire Garden State Parkway right-of-way

SHPO Opinion: 10/12/2001

See Main Entry / Filed Location:

Cape May County, Lower Township

Inch Lines Linear Multistate Historic District (ID#1914)

SHPO Opinion: 8/31/1993

(Extends through twelve municipalities in three counties.)

See Main Entry / Filed Location:

Union County, Linden City

Menlo Park Veterans Memorial Home (ID#1839)

132 Evergreen Road

SHPO Opinion: 7/20/1994

See Main Entry / Filed Location:

Middlesex County, Edison Township

New Jersey State Reformatory (East Jersey State Prison) (ID#3341)

Rahway Avenue

SHPO Opinion: 12/12/1991



**Overhead Contact System, Pennsylvania Railroad Company
(ID#3990)**

Between Rahway, Union County and South Amboy, Middlesex County
SHPO Opinion: 4/26/2002

See Main Entry / Filed Location:

Middlesex County, South Amboy City

**Pennsylvania Railroad New York to Philadelphia Historic District
(ID#4568)**

SHPO Opinion: 10/2/2002

See Main Entry / Filed Location:

Hudson County, Weehawken Township

**Perth Amboy and Elizabethport Branch of the Central Railroad of
New Jersey (ID#4187)**

SHPO Opinion: 8/30/2000

See Main Entry / Filed Location:

Union County, Elizabeth City

Port Reading Railroad Historic District (ID#4142)

SHPO Opinion: 3/15/2002

See Main Entry / Filed Location:

Somerset County, Bound Brook Borough

US Route 9 Bridge (Edison Bridge) (SI&A #1209155) (ID#1947)

US Route 9 over the Raritan River

SHPO Opinion: 1/23/1992

See Main Entry / Filed Location:

Middlesex County, Sayreville Borough

Trinity Episcopal Church (ID#4248)

650 Rahway Avenue

NR: 5/12/2004 (NR Reference #: 04000431)

SR: 3/8/2004

US Routes 1 & 9 / NJ Route 35 Cloverleaf (ID#1946)

US Routes 1, 1 & 9 (5A) over NJ Route 35

SHPO Opinion: 7/19/1991

(Demolished. Included bridge and all associated ramps.)

Vessel 16, Wooden Deck Scow (ID#135)

NJ side of Arthur Kill

SHPO Opinion: 7/23/1998



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