

# ENVIRONMENTAL IMPACT STATEMENT

*Prepared for:*

**Delco Development, LLC DBA HP Commercial  
Mount Laurel, LLC**

**Proposed Congregate Care & Assisted Living  
Facility & Retail Development**

*NJSH Route 38  
Block 302.15, Lots 10.02 & 10.03  
Township of Mount Laurel  
Burlington County, New Jersey*

Prepared by:



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A handwritten signature in black ink, appearing to read 'Jack Giordano', written over a horizontal line.

**Jacquelyn Giordano**  
NJ Professional Engineer License #53558

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DEC# 1042-23-01182

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## I. INTRODUCTION

### 1. Project Description

- A. Location and Area of Site** – The subject site is located with frontage along NJSH Route 38 in the Township of Mount Laurel, Burlington County, New Jersey. The site is identified as Block 302.15, Lot 10.03 on the Township of Mount Laurel Tax Map Sheet #3. The overall property contains 463,658 SF (10.64 AC).
- B. Number and Type of Housing Units** – The site is currently undeveloped and therefore does not contain any housing units. There are 175 dwelling units proposed as part of the development within the congregate care and assisted living facility.
- C. Description of Commercial Projects** – The undeveloped parcel will be subdivided and developed with a proposed four-story, approximately 58,360 SF footprint congregate care and assisted living facility on the western portion of the site, referenced as Proposed Lot A. The eastern portion of the site, referenced as Proposed Lot B, is to be a retail development consisting of approximately 16,440 SF building and approximately 3,366 SF building with drive through. Additional site improvements will include parking areas, landscaping, lighting, stormwater management facilities, and utilities.
- D. Stormwater Management Facilities** – The undeveloped parcel does not contain existing stormwater management facilities. The adjacent development, known as Haddon Point, provides an aboveground basin which has been designed and approved to collect stormwater runoff from the subject site at a controlled rate. In order to meet the approved runoff rates to this basin, stormwater management facilities are proposed on both Lot A and B. The facilities include three (3) underground infiltration, two (2) aboveground bioretention basins, and a pervious pavement system. The proposed stormwater management facility is further analyzed in the accompanying Stormwater Management, Water Quality and Groundwater Recharge Analysis.
- E. Off-Street Parking and Loading Facilities** – The subject site is currently undeveloped and therefore does not provide any delineated parking spaces or loading areas. Under proposed conditions, Lot A will provide 143 parking spaces and Lot B will provide 114, for a total of 257 parking spaces. The Township of Mount Laurel Ordinance requires 84 parking spaces for Lot A and 102 spaces for Lot, therefore the project is in compliance.
- With respect to loading areas, a dedicated loading area is provided for each of the proposed buildings to accommodate truck loading and deliveries.
- F. Topsoil Disposition** – As part of the construction activities for the proposed development, existing topsoil within the proposed paved areas will be stripped and stockpiled for use within on-site landscape beds and grassed lawn areas. The project is designed to maintain existing grading patterns as possible and balance the cut and fill on site. Excess topsoil, if any, will be transported off-site. Topsoil disposition will comply with applicable standards set forth in the Township of Mount Laurel Municipal Code. Strict adherence to the limits of disturbance parameters will minimize any excess topsoil to be removed during construction of the proposed development.

**G. Approvals Required:**

- a. Township of Mount Laurel Planning Board – Pending
  - b. Burlington County Planning Board – Pending
  - c. Burlington County Soil Conservation District – Pending
  - d. NJDOT – Pending
  - e. Mount Laurel MUA (Water & Sewer) – Pending
  - f. PSE&G (Electric & Gas) – Pending
  - g. NJDEP Treatment Works Approval – Pending
  - h. NJDEP Bureau of Water System Engineering – Pending
  - i. NJDEP Wetlands LOI Absence Determination– **Approved & Enclosed**
- H. Projected Timing of Project** – The entitlement schedule anticipates all necessary approvals to be obtained approximately one year after initial submission. Construction as anticipated to be completed within one year after the necessary approvals are obtained.

**2. Site Description**

- A. Land Use and Zoning** – Per the Township of Mount Laurel Zoning Map, the project area falls within the FR-MX (Fostertown Road Mixed-Use) District. Additionally, the area is within the NJ Route 38, Ark Road, and Fostertown Road Redevelopment Plan. The site is currently undeveloped. The development proposes an assisted living and congregate care facility, retail, and a fast-food establishment with drive-through, all of which are permitted within the Redevelopment Plan.
- B. Soil Types and Characteristics** – Based on the information provided in the NRCS Web Soil Survey, the soil located within the center of the site is FrmC, Freehold fine sandy loam, 5 to 10 percent slopes, rated as Hydrologic Soil Group B. A majority of the eastern portion of the site is HodA, Holmdel fine sandy loam, 0 to 2 percent slopes, rated as Hydrologic Soil Group C. The remaining western portion of the site is FrmB, Freehold fine sandy loam, 2 to 5 percent slopes, rated as Hydrologic Soil Group B.
- C. Surface Geology** – Based on the information included on the Surficial Geology Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), surficial geology on the majority of the site is Upland Gravel, Lower Phase comprised of sand, clayey sand, and pebble gravel, minor silt. These deposits reach thicknesses of as much as 20 FT and are yellow to reddish yellow. The southeast portion of the site consists of Upper Stream Terrace Deposits comprised of sand and pebble gravel, minor silt, and cobble gravel. These deposits reach thicknesses of as much as 20 FT and are yellow, reddish yellow, and yellowish brown. The northeast portion of the site consists of Weathered Coastal Plain Formations comprised of exposed sand and clay of Coastal Plain bedrock formations.
- D. Subsurface Geology** - Based on information included on the Bedrock Geology Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), the site contains Wenonah Formation, which is comprised of quartz sand, fine grained, silty, clayey micaceous.
- E. Water Bodies, Flood Hazard Areas, and Wetlands** - Based on information included on the Streams and Water Bodies Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), there are no streams or water bodies on-site or within three hundred (300) feet of the site.

Per the FEMA Firm Effective flood map, the subject site is not located within a flood hazard area. A copy of same is provided in the appendix of this report.

Additionally, per the NJDEP Letter of Interpretation: Presence/Absence Determination, dated February 2, 2020, File Number 0324-05-0002.2, Activity Number FWW190001, it was determined that freshwater wetlands and waters are not present on the subject site. In addition, no portion of the site occurs within a transition area or buffer. A copy of same is provided in the appendix of this report.

**F. Steep Slopes** – The subject site provides a generally consistent slopes of between 2-5% from the southwestern corner of the property towards the western portion. Due to existing onsite dirt stockpiles, manmade steep slopes exist along the northern edge which exceed 15%.

**G. Aquifer Recharge Rates** – Based on information included on the Surficial Aquifer Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), there is no surficial aquifer located onsite.

Based on information included on the Surficial Geology Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), the property is located within the Mount Laurel-Wenonah aquifer.

**H. Prime Farmlands** – Based on the information provided in the NRCS Web Soil Survey, the majority of the subject site is located within areas considered as prime farmland. A portion within the center is considered farmland of statewide importance. The site has been historically used as farmland but has since been cleared.

**I. Wooded Area** – The subject site is currently undeveloped with open space and a natural wooded buffer along the northwestern perimeter. A majority of the site was previously cleared for the prior agricultural use.

**J. Threatened or Endangered Wildlife or Vegetation Species** – Based on information included on the Endangered Species Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb), there are no threatened or endangered wildlife or vegetation species on or within the immediate vicinity of the subject parcel.

**K. Wildlife Habitat** – Due to the development of the property as agricultural cropland and its proximity to major roadways, the existence of significant wildlife habitat in the area of the proposed development is not evident.

**L. Historic, Archaeological or Cultural Resources** – Based on information included on the Historical Properties Map, obtained from the New Jersey Department of Environmental Protection (NJDEP), graphic information system (GIS) database (GeoWeb)Per NJDEP GeoWeb, the subject site is not identified as a historic property.

The eastern portion of the site is in an “NR Eligible” grid cell (BW191) Historic Archaeological Site Grid, determined as eligible for inclusion through federal or state processes as administered by the New Jersey Historic Preservation Office.

**M. Public Utilities** – The subject site is provided public water and sewer utilities by Mount Laurel Township Municipal Utilities Authority. Public electric and gas services are provided by PSE&G.

**3. Site Photographs**

Please refer to the Appendix of this report for the Photo Location Report of the subject parcel.

**II. PROJECT ALTERNATIVES**

As the site is currently undeveloped open space, there are no alternative development scenarios which would further mitigate potential impacts. Any type of development will have a certain measure of limited impact associated with it.

The “No Project” or no-action alternative would mean that the site would remain undeveloped. As such, the Township and surrounding community would not benefit from the social and economic benefits that would occur from the proposed development. .

Alternative Uses permitted in the FR-MX District: The site is located within the FR-MX District as well as the NJ Route 38, Ark Road, and Fostertown Road Redevelopment Plan which permits the proposed uses. Alternative uses permitted in the Redevelopment Plan include the following:

- Lifestyle Centers
- Multi and Semi-detached family dwellings
- Banks and fiduciary institutions
- Offices
- Recreation Facilities

The proposed development is consistent with the intent of the Redevelopment Plan. An alternative development consisting of alternative uses would result in a similar level of disturbance to the property.

**III. IMPACT ASSESSMENT**

**A. Water Quality** - Stormwater runoff from the majority of the proposed development is to be collected by a proposed stormwater conveyance system and routed to various proposed onsite green infrastructure systems. These systems are designed to collect and treat stormwater runoff in accordance with the water quality regulations at NJAC 7:8. Compliance with this regulation is further analyzed in the accompanying Stormwater Management, Water Quality and Groundwater Recharge Analysis. Therefore, no adverse impacts to water quality are anticipated as a result of the proposed development.

**B. Flood Hazard Areas** – Per FEMA Flood Hazard Area Mapping, the subject site is not located within a flood hazard area. Therefore, no impact to a flood hazard area is anticipated as a result of the proposed development.

**C. Wetlands** – A copy of the NJDEP Letter of Interpretation: Absence Determination is enclosed in the appendix of this report stating that no freshwater wetlands or waters are present on the subject site. Therefore, no impact to a wetlands is anticipated as a result of the proposed development.

**D. Aquifer Recharge Areas** – As previously noted the site is located on the Mount Laurel-Wenonah aquifer. Stormwater runoff generated from the site will be collected by various proposed onsite green

infrastructure systems designed to infiltrate the required groundwater recharge volume in accordance with NJAC 7:8. Compliance with this regulation is further analyzed in the accompanying Stormwater Management, Water Quality and Groundwater Recharge Analysis. Therefore, no adverse impacts to aquifer recharge areas are anticipated as a result of the proposed development.

- E. Water Supply** - The subject site does not currently have connection to the Mount Laurel Township Municipal Utilities Authority water main, however, confirmation from the Mount Laurel MUA was received noting water service is available to the site. No groundwater production wells are proposed, therefore no degradation to groundwater quality or volume is anticipated.
- F. Vegetation** - The site is currently undeveloped and consists primarily of open space with wooded areas along the northwestern perimeter. Existing trees and vegetated areas will be preserved to the maximum extent practicable. Trees to be removed as part of this development will be supplemented with new plantings as part of the overall landscape design. The landscaping design has been prepared to provide an aesthetic improvement to the interior and perimeter of the site through use of approved native species and other low maintenance vegetation.
- G. Threatened and Endangered Wildlife and Vegetation** – As previously noted, no threatened or endangered species exist on or within the immediate vicinity of the subject parcel. Therefore, no adverse impact to threatened or endangered wildlife and vegetation is anticipated as a result of the proposed development.
- H. Agricultural Lands** - As previously noted, the subject site has historically been used as agricultural land and the soils are suitable to sustain farmlands in New Jersey.
- I. Soil Erosion Control** - The development of this parcel will be designed and constructed in accordance with the Burlington County Soil Conservation District (SCD) regulations. Compliance with the regulations is outlined in the Soil Erosion and Sediment Control Plan incorporated as part of the accompanying Site Plan drawings.
- J. Steep Slopes** – As previously noted, existing steep slopes are due to the presence of existing dirt stockpiles. The proposed development will not impact naturally existing steep slopes. The proposed grading plan limits slopes to a maximum of 33% for soil erosion control purposes.
- K. Historic and Archaeological Resources** – The subject site does not contain any known historical or archaeological resources, and therefore the proposed development will not adversely impact same.
- L. Planning Goals** – The proposed development includes the construction of a congregate care and assisted living facility, and adjacent retail. The proposed uses are permitted within the Redevelopment Plan and therefore the project is consistent with the planning goals for the area.
- M. Public Service and Expenditures** - The development of the subject parcel is not anticipated to have adverse community impacts with regards to public service and expenditures. The proposed uses will increase property tax revenue for the Township, which will significantly offset any potential increase in cost for municipal services.

The proposed residential use is designed for elder residents, and therefore will not result in an increase in students for the public school system. In addition, no significant impacts to the Mount Laurel Police and Fire Departments are anticipated.

- N. Traffic** – The accompanying Traffic Impact Statement, prepared by Dynamic Traffic, LLC has been provided as part of this application to further analyze the potential impacts to traffic as a result of the proposed development.
- O. Energy Conservation** - The proposed development will provide energy efficient LED lighting throughout various locations on the subject site. The tenants will take part in recycling all materials accepted in Mount Laurel Township. Further, the proposed development will provide eight electric vehicle (EV) charging stalls with four EV charging towers.
- P. Air Quality** – Existing air quality surrounding the site is typical of a south western suburban New Jersey setting. There are existing hazardous air pollutants (HAP's) which result from cars, heavy duty trucks, buses and other vehicles traveling on the adjacent roadways.

There may be some temporary airborne dust particulates associated with the construction process but these conditions will be localized and will dissipate with the stoppage of each workday. Dust will be controlled through daily watering of the construction entrances/exits and circulation aisles and cleaning of the streets in close proximity to same as necessary.

- Q. Noise** - Most noise in the immediate vicinity of the subject parcel emanates from vehicular and delivery traffic along NJSH Route 38. The proposed development contains a congregate care and assisted living component, with additional residences being constructed as part of the adjacent Haddon Point development. Therefore, the project has been designed to mitigate noise levels to avoid disturbance to the future residents, as well as the existing surrounding community.

Temporary noise level increases as a result of construction activities will occur but will be conducted in accordance with NJAC 7:29. Upon completion of construction, the permanent noise levels from the proposed uses will not result in a significant increase over existing conditions.

- R. Light Pollution and Glare** - The proposed lighting has been designed to comply with IES standards and to suit the needs of this use while providing adequate lighting for safety and security. Proposed lighting has also been designed to prevent spillage to the adjacent parcels through the use of landscape buffers. As previously noted, the proposed development consists of congregate care and assisted living use, and therefore is designed to limit light pollution and glare to account for the future residents.

#### **IV. ADVERSE IMPACTS AND MITIGATION STRATEGIES**

As outlined in this analysis, it appears the proposed development will have negligible impacts on the site and its surrounding areas.

Due to the project's location on NJSH Route 38, the site's access has been designed to meet NJDOT access requirements and provide efficient and safe circulation patterns. The adjacent roadways are expected to accommodate the anticipated increase in traffic volumes due to the proposed development. For specific traffic related items, please refer to the accompanying "Traffic Impact Study" prepared by Dynamic Traffic, LLC.

The following steps will be taken to avoid/minimize adverse environmental impacts during construction and operation:

- Effective implementation of soil erosion and sediment control measures, including tree preservation, haybales, silt fencing, and inlet filters, as well as utilization of stormwater best management practices to minimize the site development's impact on existing natural resources.
- Strict adherence to the limits of disturbance parameters and stabilizing the construction entrances to reduce the amount of soil being brought off-site.
- Every reasonable effort will be made to protect the existing natural environment with the ultimate goal of providing for minimal disruption throughout the course of construction and after completion

**V. STATEMENT OF QUALIFICATIONS FOR JACQUELYN GIORDANO, PE, PP**

Please see Appendix for a Statement of Qualifications for Jacquelyn Giordano, PE, PP

**VI. CONCLUSION**

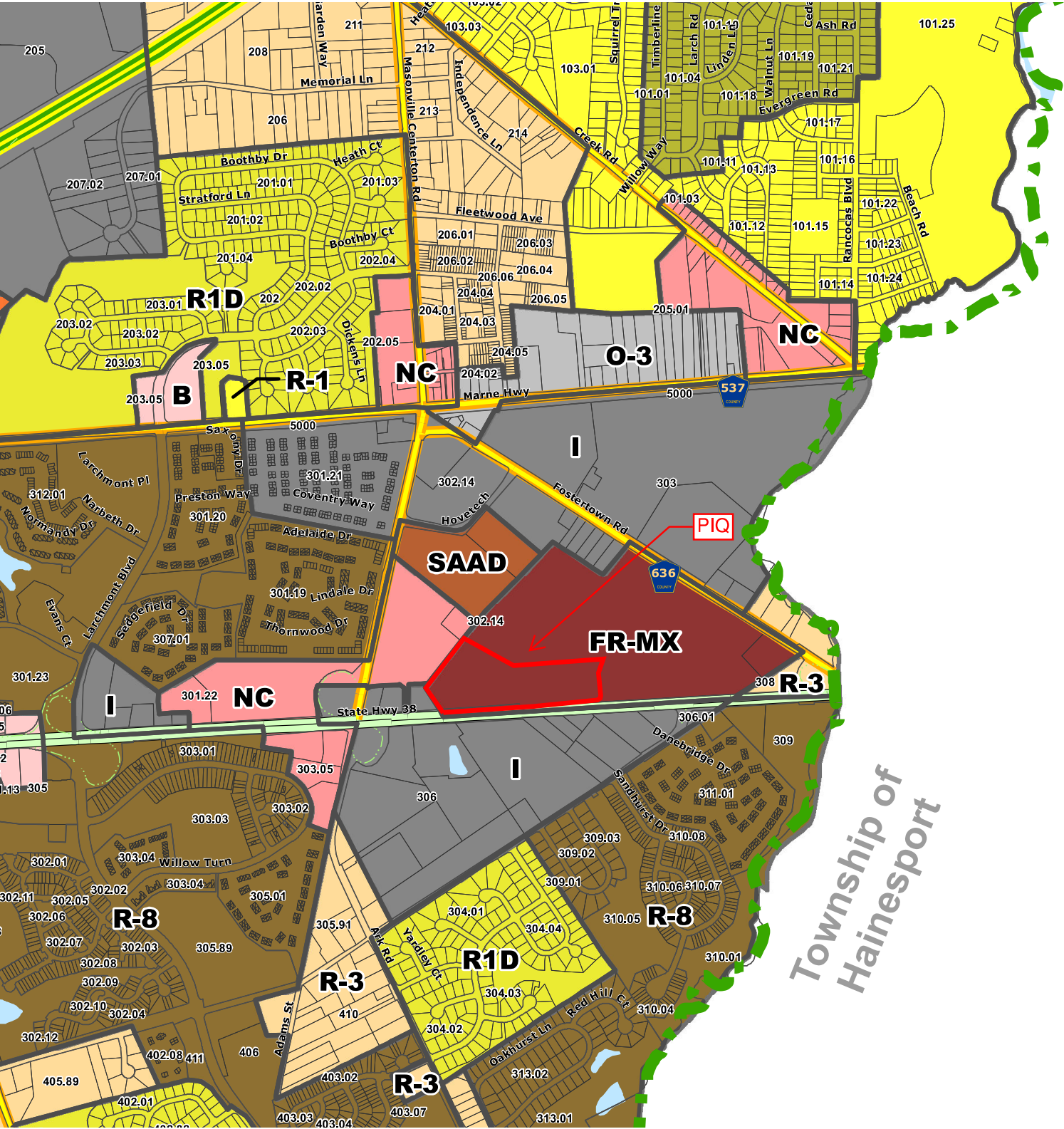
In light of the geographic location and the intended use of the site and surrounding area, it is the opinion of this firm that the proposed development will have negligible impacts to the existing natural resources within the subject property and surrounding Mount Laurel Township. The proposed development will serve as a suitable addition to a currently undeveloped and under-utilized property along NJSH Route 38 and within a redevelopment area. The subject parcel shall be successfully incorporated into the indigenous environment without detriment to public or private natural resources.

## **APPENDIX**

# **TAX MAP**



# ZONING MAP



## **AERIAL MAP**

ShopRite of Mount Laurel at Ark Road \$20 Off with ShopRite

KRAVITZ

Painting with A Twist

Sport Clips Haircuts of Mt. Laurel Men's Haircut Near Me

Ryan Homes at Laurel Point

Haddon Boulevard

Rte 38

Rte 38

U-Haul Moving & Storage of Mount La

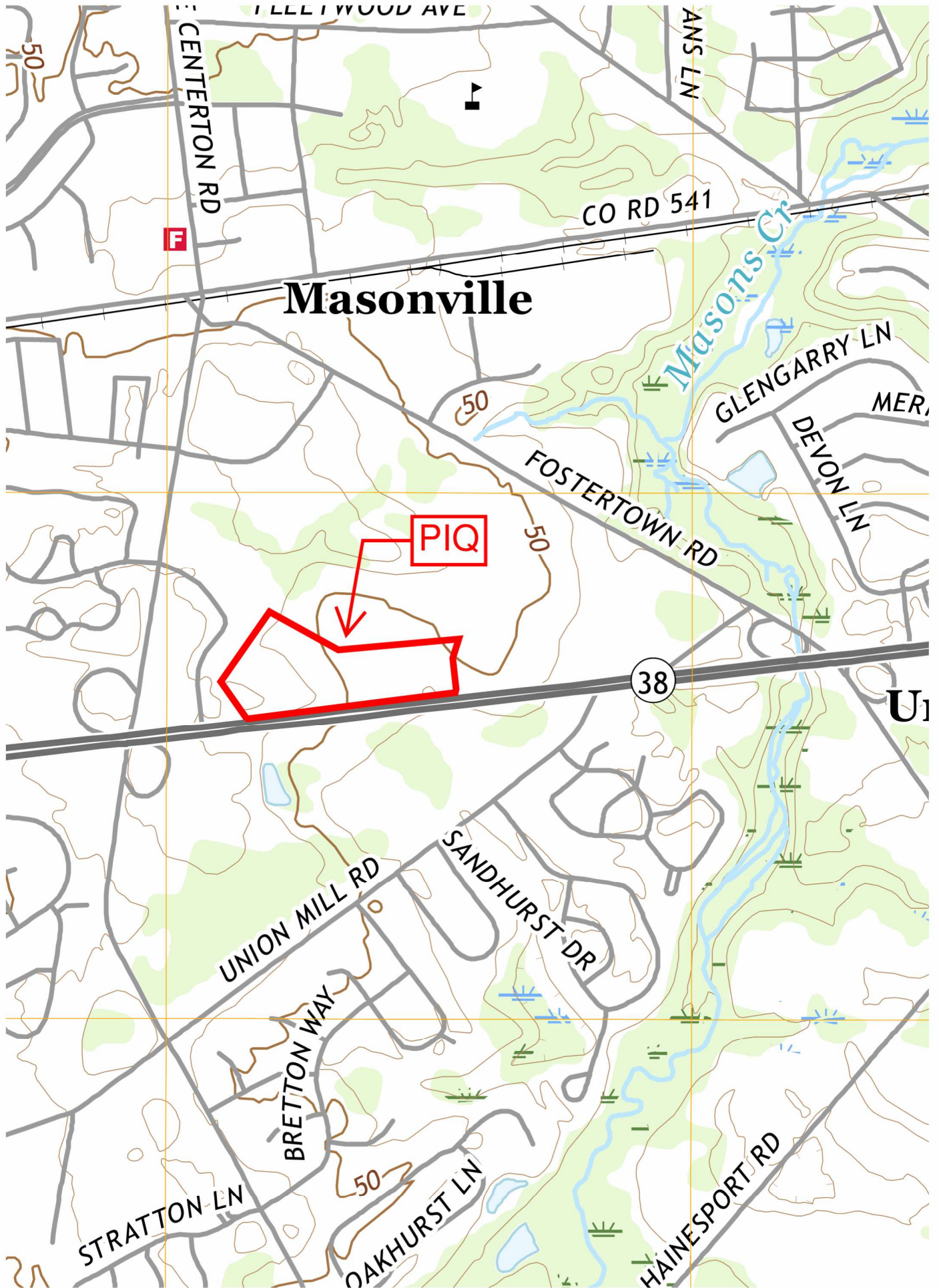
COVID-19 Drive-Thru Testing at Walgreens Browse Walgreens Sales Today

Union M Surgery and U

PIQ



**USGS MAP**



# Masonville

PIQ

38

F

CENTERERTON RD

CO RD 541

ANS LN

Masons Cr

GLENGARRY LN

MER

DEVON LN

U

FOSTERTOWN RD

UNION MILL RD

SANDHURST DR

BRETTON WAY

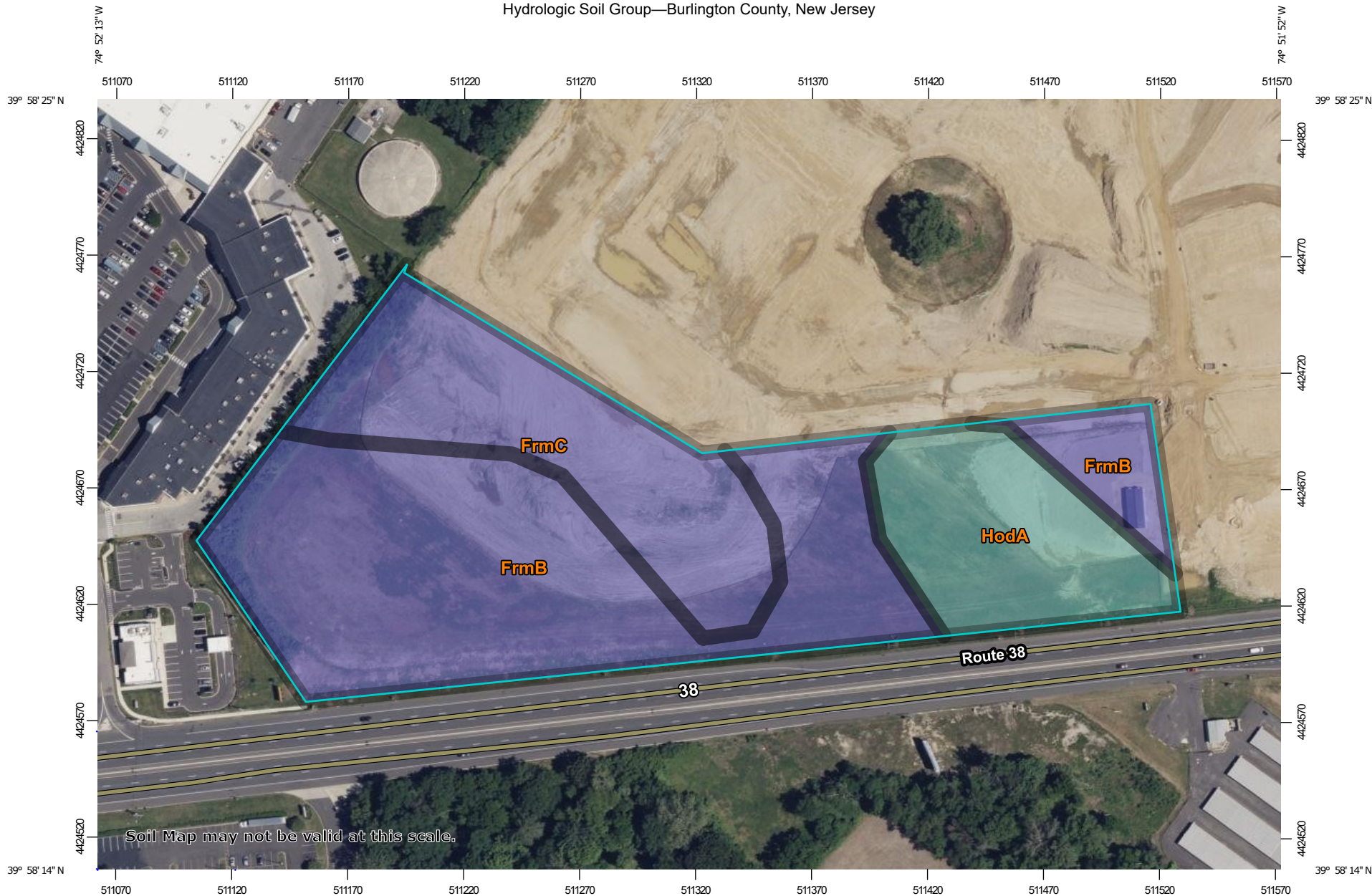
STRATTON LN

OAKHURST LN

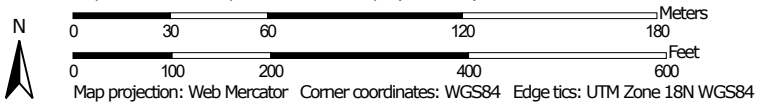
HAINESPORT RD

# **NRCS WEB SOIL SURVEY**

Hydrologic Soil Group—Burlington County, New Jersey




Map Scale: 1:2,330 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





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

#### Soil Rating Lines


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

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Burlington County, New Jersey  
 Survey Area Data: Version 20, Aug 29, 2023

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

Date(s) aerial images were photographed: Data not available.

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

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FrmB	Freehold fine sandy loam, 2 to 5 percent slopes	B	6.2	55.4%
FrmC	Freehold fine sandy loam, 5 to 10 percent slopes	B	2.9	26.4%
HodA	Holmdel fine sandy loam, 0 to 2 percent slopes	C	2.0	18.2%
<b>Totals for Area of Interest</b>			<b>11.2</b>	<b>100.0%</b>

## Description

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

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

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

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

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

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

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

## Rating Options

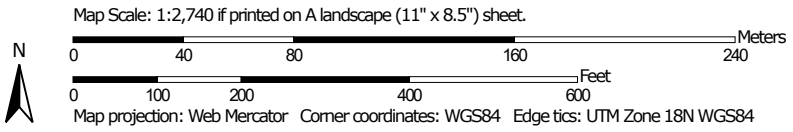
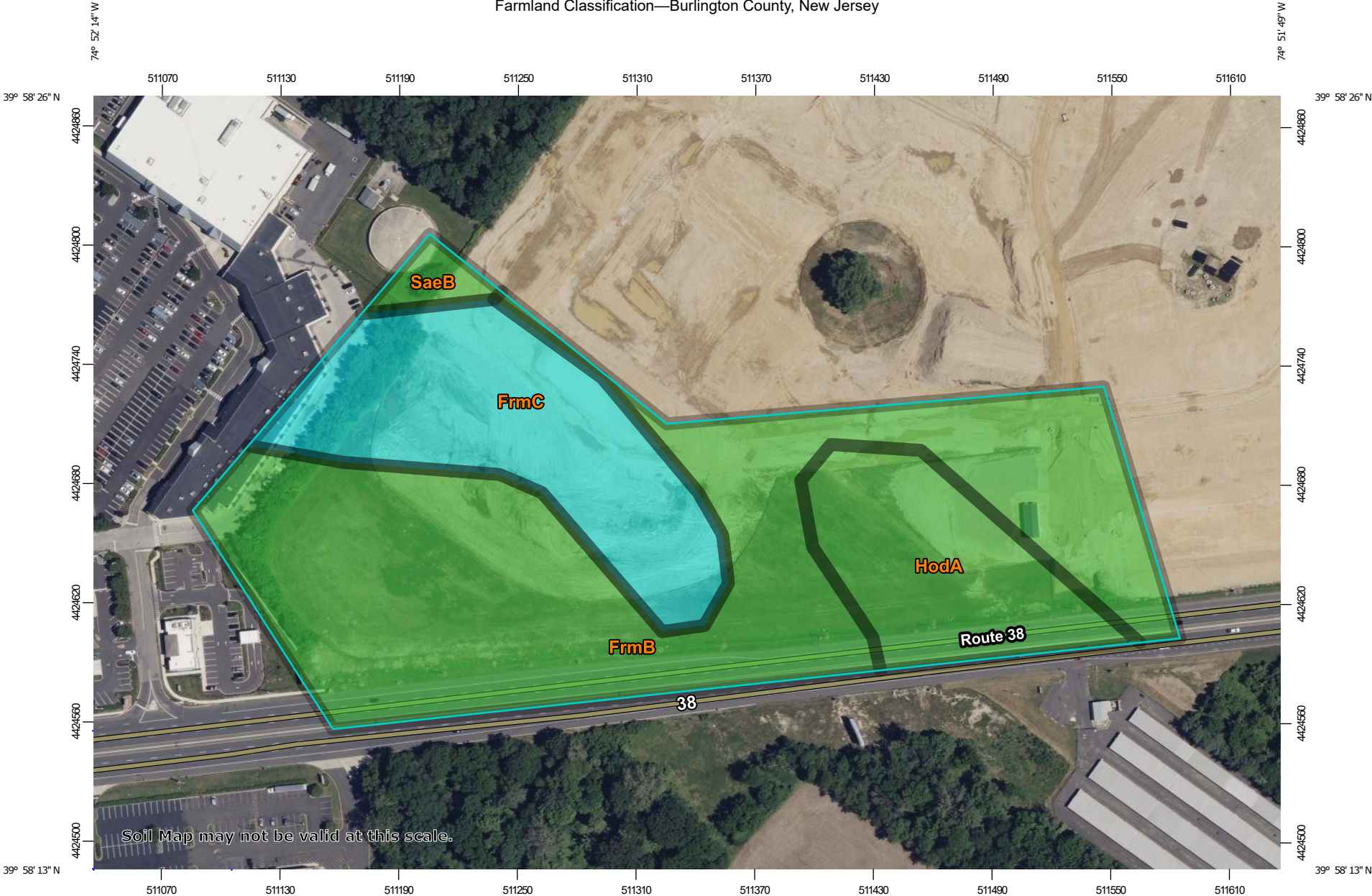
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher


# **NRCS FARMLAND CLASSIFICATION**

Farmland Classification—Burlington County, New Jersey











### MAP LEGEND








**Area of Interest (AOI)**






 Area of Interest (AOI)








**Soils**



**Soil Rating Polygons**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60


































-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

**Soil Rating Lines**

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Burlington County, New Jersey

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Not rated or not available		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		<b>Soil Rating Points</b>		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Not prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if drained		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
					Farmland of local importance, if irrigated		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Burlington County, New Jersey

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of unique importance Not rated or not available	The soil surveys that comprise your AOI were mapped at 1:24,000.
Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	<b>Water Features</b> Streams and Canals	Warning: Soil Map may not be valid at this scale.  Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season	<b>Transportation</b> Rails Interstate Highways US Routes Major Roads Local Roads	
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer	Farmland of statewide importance, if warm enough	<b>Background</b> Aerial Photography	Please rely on the bar scale on each map sheet for map measurements.
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Farmland of statewide importance, if thawed		Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)
	Farmland of local importance		Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
	Farmland of local importance, if irrigated		This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
			Soil Survey Area: Burlington County, New Jersey Survey Area Data: Version 20, Aug 29, 2023
			Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
			Date(s) aerial images were photographed: Data not available.
			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FrmB	Freehold fine sandy loam, 2 to 5 percent slopes	All areas are prime farmland	10.6	59.1%
FrmC	Freehold fine sandy loam, 5 to 10 percent slopes	Farmland of statewide importance	4.3	23.9%
HodA	Holmdel fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	2.7	15.2%
SaeB	Sassafras fine sandy loam, 2 to 5 percent slopes	All areas are prime farmland	0.3	1.9%
<b>Totals for Area of Interest</b>			<b>17.9</b>	<b>100.0%</b>

### Description

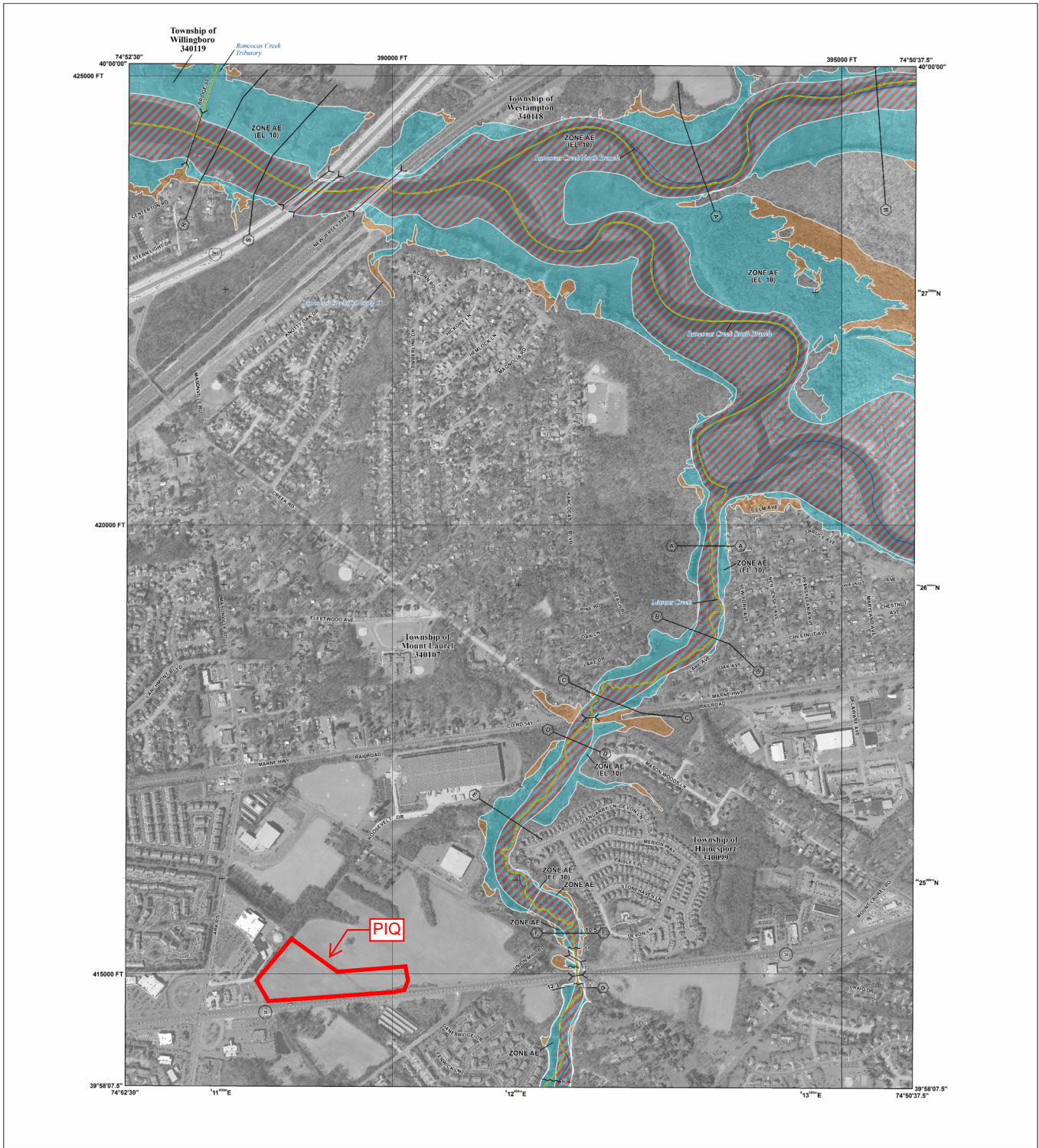
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

# **FEMA FIRM EFFECTIVE**



**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A1, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Flood Risk due to Levee See Notes, Zone X
  - NO SCREEN Areas of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
  - Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
  - 18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
  - 17.5 Coastal Transact
  - Coastal Transact Baseline
  - Profile Baseline
  - Hydrographic Feature
  - Base Flood Elevation Line (BFE)
- OTHER FEATURES**
  - Limit of Study
  - Jurisdiction Boundary

**NOTES TO USERS**

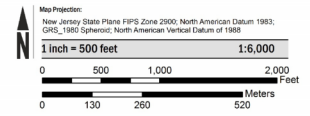
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-362-6271) or visit the FEMA Flood Map Service Center website at <http://mfc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be viewed or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be obtained directly from the Flood Map Service Center at the number listed above.

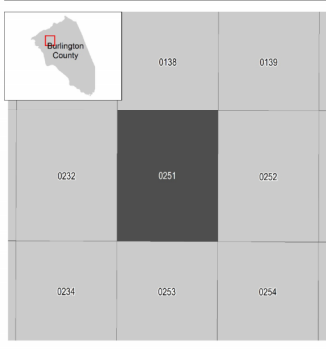
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-338-6620.

Base map information shown on this FIRM was provided in digital format by multiple agencies. The United States Census Bureau provided digital format of base topographic data 2013. Political boundaries were provided by the New Jersey Office of Information Technology, dated 2013. Laser Mapping Specialists, Inc. collected the LIDAR data between March and April of 2017. The New Jersey Office of Information Technology provided the ortho imagery for Burlington County, dated 2013.

**SCALE**



**PANEL LOCATOR**



**NATIONAL FLOOD INSURANCE PROGRAM  
 FLOOD INSURANCE RATE MAP**

BURLINGTON COUNTY, NEW JERSEY  
 (All Jurisdictions)

PANEL 251 or 641



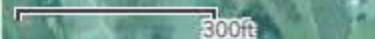
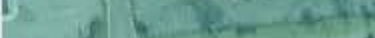
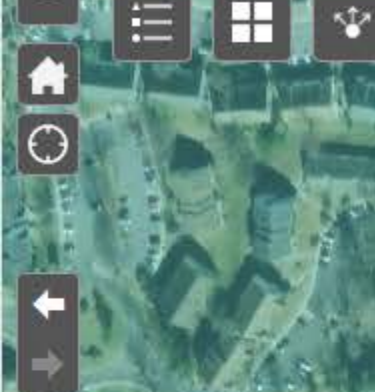
Panel Contains:

COMMUNITY	NUMBER	PANEL SUFFIX
HANTSFORT TOWNSHIP OF	340099	0251 F
MOUNT LAUREL TOWNSHIP OF	340107	0251 F
WESTAMPTON TOWNSHIP OF	340118	0251 F
WILLINGBORO TOWNSHIP OF	340119	0251 F

VERSION NUMBER  
 2.3.3.2  
 MAP NUMBER  
 34005C0251F  
 EFFECTIVE DATE  
 DECEMBER 21, 2017

**NJDEP GEOWEB  
SURFICIAL GEOLOGY MAP**

Find address or place



(1 of 3) ▶ □ ✕

**Surficial Geology: UPLAND GRAVEL, LOWER PHASE**

---

Geologic Formation Abbreviation: TQg

Geologic Formation Name: UPLAND GRAVEL, LOWER PHASE

Lithology: Sand, clayey sand, and pebble gravel, minor silt; yellow to reddish yellow. As much as 20 feet thick.

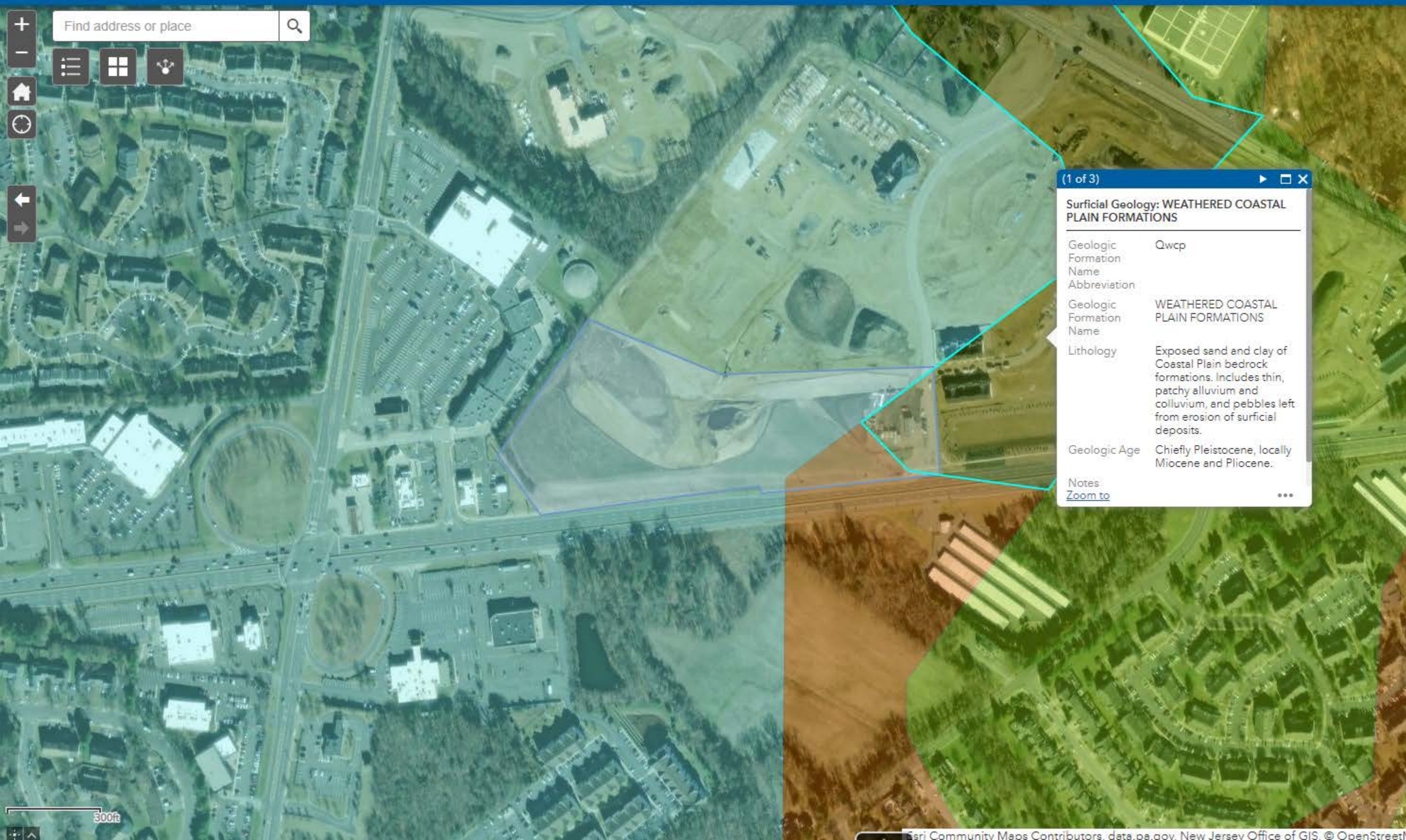
Geologic Age: late Pliocene-middle Pleistocene

Notes: Includes fluvial and minor colluvial deposits in erosional remnants capping lower uplands and

[Zoom to](#) ...

- ### Geology
- Abandoned Mines ...
  - Bedrock Aquifers ...
  - Bedrock Geology ...
  - Bedrock Geology Cross Sections ...
  - Bedrock Outcrop ...
  - Bedrock-Surface Topography ...
  - Dikes ...
  - Earthquake Epicenters ...
  - Faults ...
  - Folds ...
  - Ground-Water Recharge Areas ...
  - Landslides ...
  - Pinelands Area ...
  - Pinelands Protection Act 1979 ...
  - Physiographic Provinces ...
  - Quarries ...
  - Sole-Source Aquifers ...
  - Surficial Aquifers ...
  - Surficial Geology ...
  - Surficial Geology Cross Sections ...
  - World Imagery ...

Find address or place



(1 of 3)

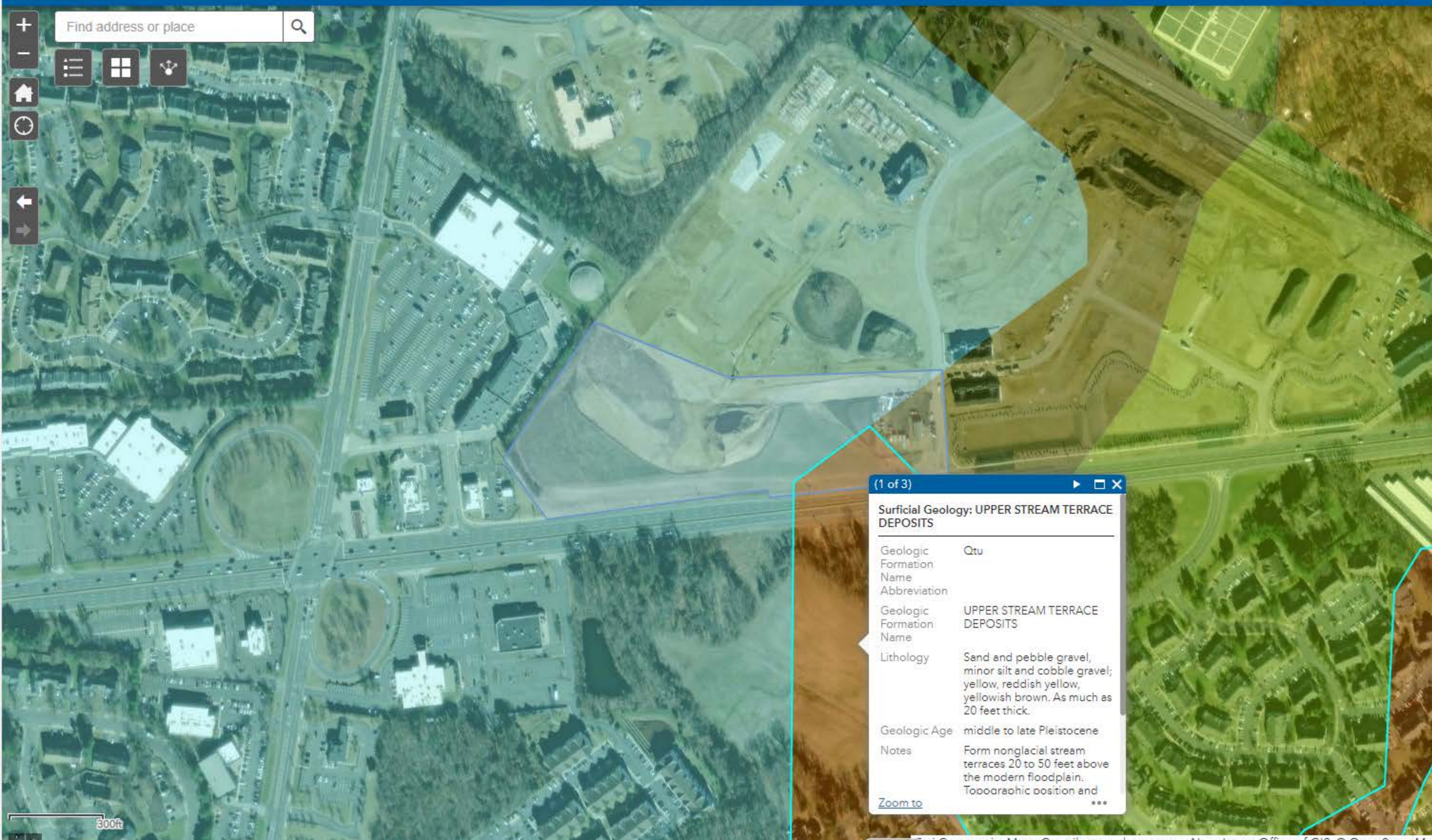
**Surficial Geology: WEATHERED COASTAL PLAIN FORMATIONS**

Geologic Formation Name Abbreviation	Qwcp
Geologic Formation Name	WEATHERED COASTAL PLAIN FORMATIONS
Lithology	Exposed sand and clay of Coastal Plain bedrock formations. Includes thin, patchy alluvium and colluvium, and pebbles left from erosion of surficial deposits.
Geologic Age	Chiefly Pleistocene, locally Miocene and Pliocene.

Notes [Zoom to](#)

- ### Geology
- Abandoned Mines ...
  - Bedrock Aquifers ...
  - Bedrock Geology ...
  - Bedrock Geology Cross Sections ...
  - Bedrock Outcrop ...
  - Bedrock-Surface Topography ...
  - Dikes ...
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  - Physiographic Provinces ...
  - Quarries ...
  - Sole-Source Aquifers ...
  - Surficial Aquifers ...
  - Surficial Geology ...
  - Surficial Geology Cross Sections ...
  - World Imagery ...

Find address or place



- ### Geology
- Abandoned Mines ...
  - Bedrock Aquifers ...
  - Bedrock Geology ...
  - Bedrock Geology Cross Sections ...
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  - Bedrock-Surface Topography ...
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  - Pinelands Area ...
  - Pinelands Protection Act 1979 ...
  - Physiographic Provinces ...
  - Quarries ...
  - Sole-Source Aquifers ...
  - Surficial Aquifers ...
  - Surficial Geology ...
  - Surficial Geology Cross Sections ...
  - World Imagery ...

(1 of 3) ▶ □ ✕

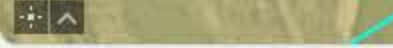
**Surficial Geology: UPPER STREAM TERRACE DEPOSITS**

Geologic Formation Name Abbreviation	Qtu
Geologic Formation Name	UPPER STREAM TERRACE DEPOSITS
Lithology	Sand and pebble gravel, minor silt and cobble gravel; yellow, reddish yellow, yellowish brown. As much as 20 feet thick.
Geologic Age	middle to late Pleistocene
Notes	Form nonglacial stream terraces 20 to 50 feet above the modern floodplain. Topographic position and

[Zoom to](#) ⋮

**NJDEP GEOWEB  
BEDROCK GEOLOGY MAP**

Find address or place



Geology

- Abandoned Mines
- Bedrock Aquifers
- Bedrock Geology
- Bedrock Geology Cross Sections
- Bedrock Outcrop
- Bedrock-Surface Topography
- Dikes
- Earthquake Epicenters
- Faults
- Folds
- Ground-Water Recharge Areas
- Landslides
- Pinelands Area
- Pinelands Protection Act 1979
- Physiographic Provinces
- Quarries
- Sole-Source Aquifers
- Surficial Aquifers
- Surficial Geology
- Surficial Geology Cross Sections
- World Imagery

(1 of 3)

**Bedrock Geology: Wenonah Formation**

Stratigraphic Unit Number	2,400
Stratigraphic Unit Abbreviation	Kw
Stratigraphic Unit Name	Wenonah Formation
Lithology	quartz sand, fine-grained, silty, clayey micaceous

[Zoom to](#)

600ft

**NJDEP GEOWEB  
SURFICIAL AQUIFER MAP**



mount laurel nj

Show search results for mount laurel nj

### Geology

- Bedrock Geology Cross sections ...
  - Bedrock Outcrop ...
  - Bedrock-Surface Topography ...
  - Dikes ...
  - Earthquake Epicenters ...
  - Faults ...
  - Folds ...
  - Ground-Water Recharge Areas ...
  - Landslides ...
  - Pinelands Area ...
  - Pinelands Protection Act 1979 ...
  - Physiographic Provinces ...
  - Quarries ...
  - Sole-Source Aquifers ...
  - Surficial Aquifers ...
  - Surficial Geology ...
  - Surficial Geology Cross Sections ...
- Legend for Surficial Aquifers:
- Lake-bottom Sediment
  - Morainic Deposits
  - Sand and Gravel
  - Surficial sediment of the Coastal Plain > 50 ft thick
  - Till

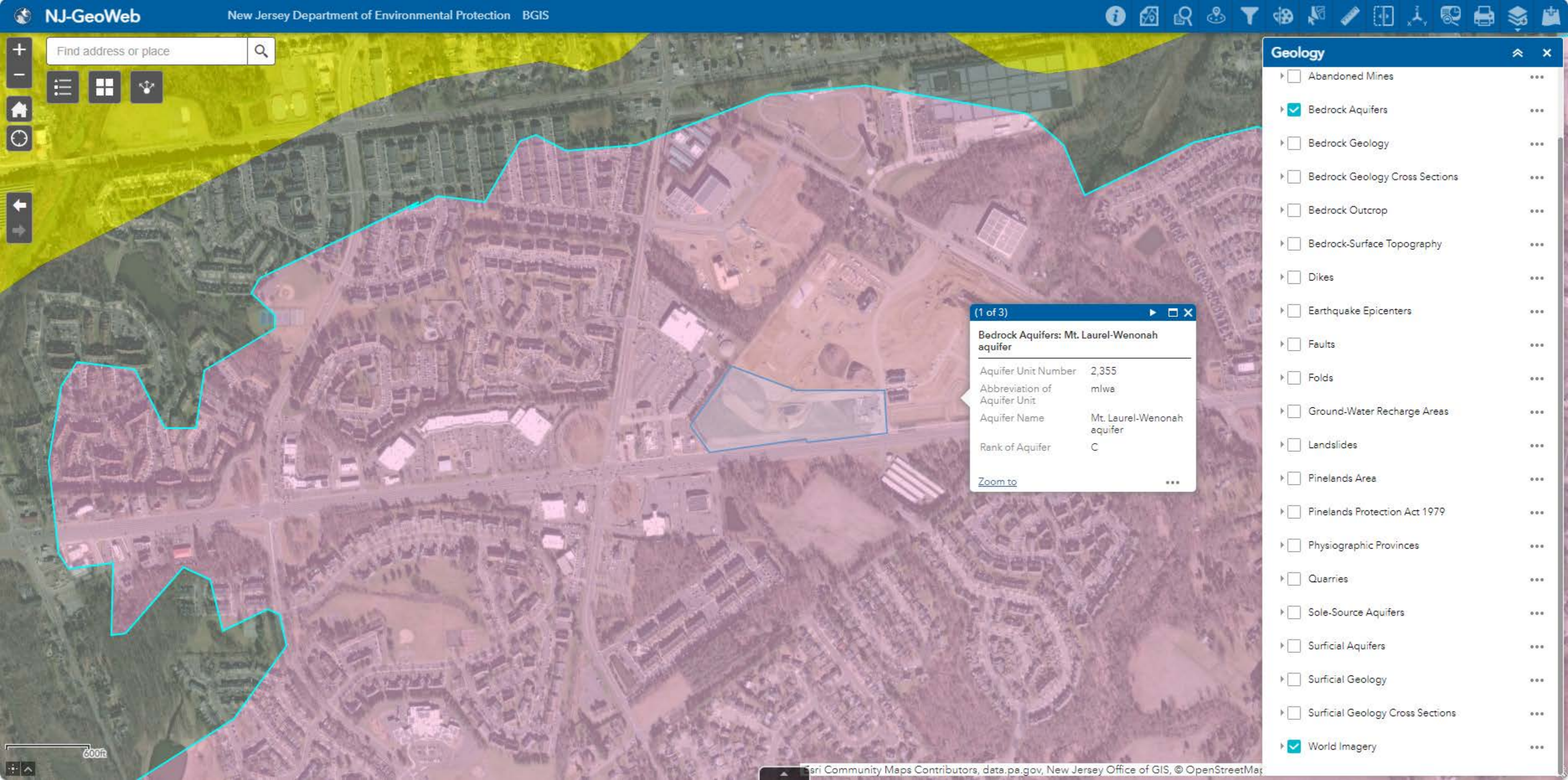
600ft

**NJDEP GEOWEB  
BEDROCK AQUIFER MAP**

Find address or place



600ft



(1 of 3)

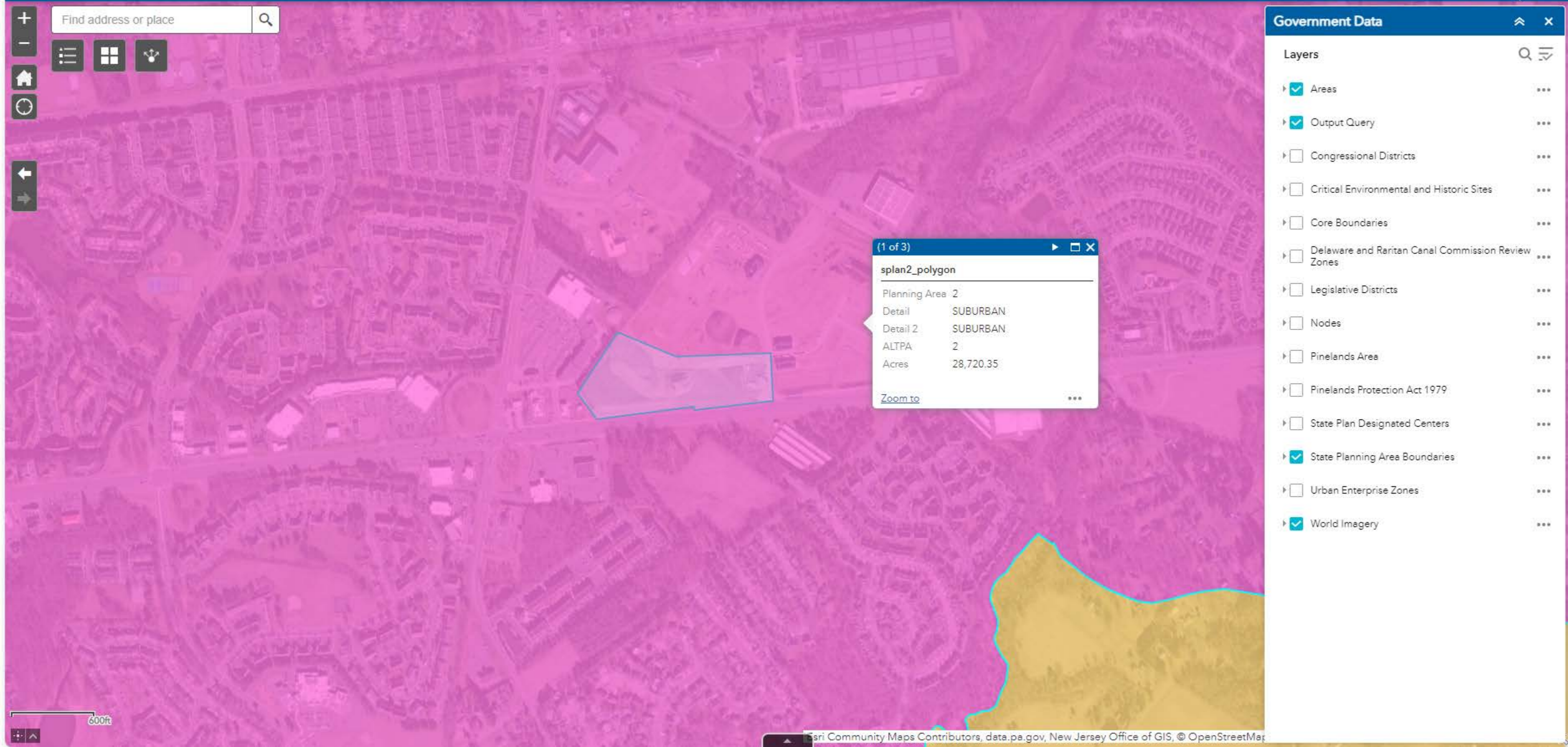
**Bedrock Aquifers: Mt. Laurel-Wenonah aquifer**

Aquifer Unit Number	2,355
Abbreviation of Aquifer Unit	mlwa
Aquifer Name	Mt. Laurel-Wenonah aquifer
Rank of Aquifer	C

[Zoom to](#) ...

- ### Geology
- Abandoned Mines ...
  - Bedrock Aquifers ...
  - Bedrock Geology ...
  - Bedrock Geology Cross Sections ...
  - Bedrock Outcrop ...
  - Bedrock-Surface Topography ...
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  - Quarries ...
  - Sole-Source Aquifers ...
  - Surficial Aquifers ...
  - Surficial Geology ...
  - Surficial Geology Cross Sections ...
  - World Imagery ...

**NJDEP GEOWEB  
STATE PLANNING AREAS MAP**



Find address or place



Government Data

Layers

- Areas
- Output Query
- Congressional Districts
- Critical Environmental and Historic Sites
- Core Boundaries
- Delaware and Raritan Canal Commission Review Zones
- Legislative Districts
- Nodes
- Pinelands Area
- Pinelands Protection Act 1979
- State Plan Designated Centers
- State Planning Area Boundaries
- Urban Enterprise Zones
- World Imagery

(1 of 3)

**splan2\_polygon**

---

Planning Area	2
Detail	SUBURBAN
Detail 2	SUBURBAN
ALTPA	2
Acres	28,720.35

[Zoom to](#)

600ft

**NJDEP GEOWEB  
LANDSCAPE MAP**

Find address or place



Landscape

Layers

- Areas
- Output Query
- Freshwater Mussel Habitat - Landscape Project
- Landscape Regions
- Natural Heritage Priority Sites
- Pinelands Area
- Pinelands Protection Act 1979
- SBH - Atlantic Coastal - Landscape Project
- SBH - Delaware Bay - Landscape Project
- SBH - Skylands - Landscape Project
- SBH - Marine - Landscape Project
- SBH - Piedmont Plains - Landscape Project
- SBH - Pinelands - Landscape Project
- Vernal Habitat - Landscape Project
- Vernal Pools - Landscape Project
- World Imagery

(3 of 4)

Landscape Regions: Piedmont Plains Landscape

Region ID 3

Region Piedmont Plains Landscape

Label (3) Piedmont Plains Landscape

Version Version 3.3

Acres 1,661,351.29

Hectares 672,325.01

[Zoom to](#)

600ft

**NJDEP GEOWEB  
ENDANGERED SPECIES MAP**



mount laurel nj  
Show search results for mount laurel nj

(1 of 3)

**Species-Based Habitat - Piedmont Plains:**  
434,558

---

Rank: 1  
 2012 Land Use Code: 2,100  
 2012 Land Use: CROPLAND AND PASTURELAND  
 2012 Land Use Cover Type: AGRICULTURE  
 Riparian: No  
 Forest Core: No  
 Grassland: Yes  
 Region: Piedmont Plains  
 Contact: NA  
 Version: Version 3.3  
 Acres: 59.52  
 Hectares: 24.09

---

Common Name, Feature Type

Habitat Type

18 Hectare Grassland

[Zoom to](#)

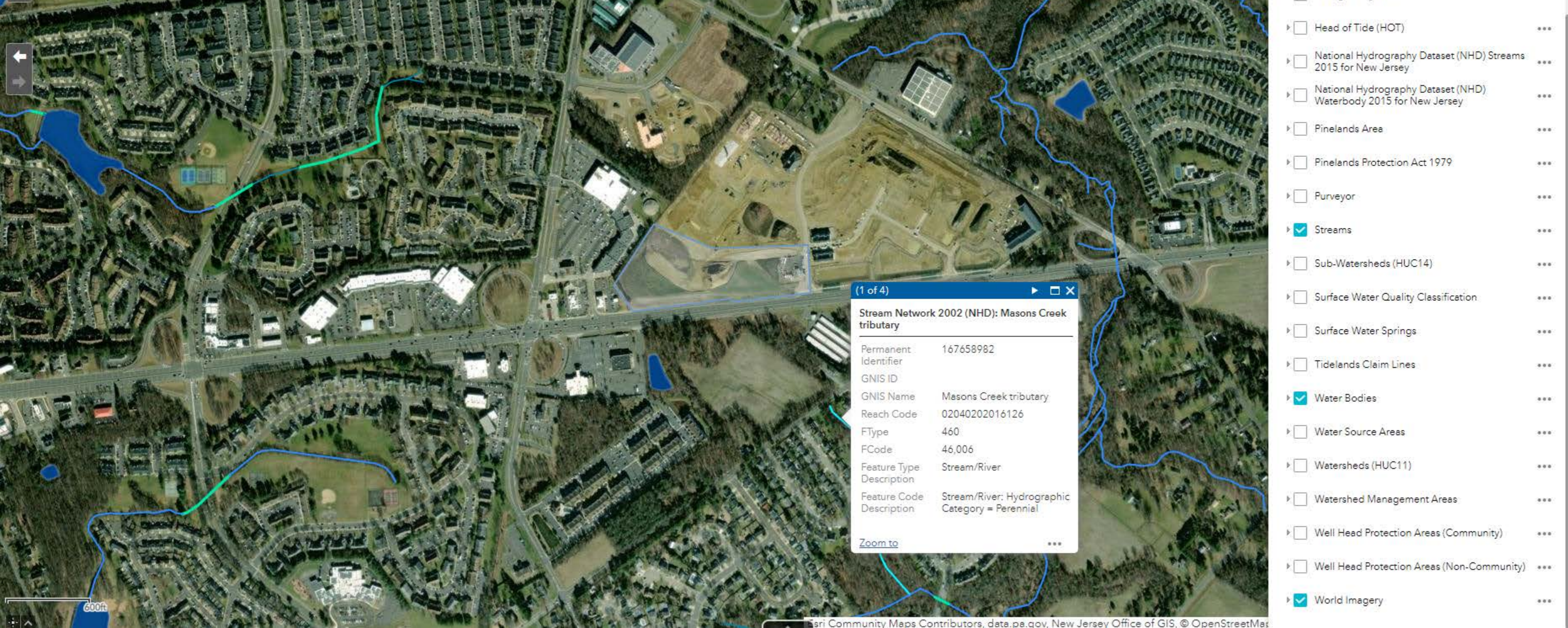
Landscape

- Layers
- Freshwater Mussel Habitat - Landscape Project
  - Landscape Regions
  - Natural Heritage Priority Sites
  - Pinelands Area
  - Pinelands Protection Act 1979
  - SBH - Atlantic Coastal - Landscape Project
  - SBH - Delaware Bay - Landscape Project
  - SBH - Skylands - Landscape Project
  - SBH - Marine - Landscape Project
  - SBH - Piedmont Plains - Landscape Project
  - SBH - Pinelands - Landscape Project
  - Vernal Habitat - Landscape Project
  - Vernal Pools - Landscape Project

App State  
Click to restore the map extent and layers visibility where you left off.

**NJDEP GEOWEB  
STREAMS & WATER BODIES MAPS**

Find address or place



(1 of 4)

**Stream Network 2002 (NHD): Masons Creek tributary**

Permanent Identifier	167658982
GNIS ID	
GNIS Name	Masons Creek tributary
Reach Code	02040202016126
FType	460
FCode	46,006
Feature Type Description	Stream/River
Feature Code Description	Stream/River: Hydrographic Category = Perennial

[Zoom to](#)

**Water**

- Canals and Water Raceways ...
- Category One (C1) Waters ...
- Drought Regions ...
- Head of Tide (HOT) ...
- National Hydrography Dataset (NHD) Streams 2015 for New Jersey ...
- National Hydrography Dataset (NHD) Waterbody 2015 for New Jersey ...
- Pinelands Area ...
- Pinelands Protection Act 1979 ...
- Purveyor ...
- Streams ...
- Sub-Watersheds (HUC14) ...
- Surface Water Quality Classification ...
- Surface Water Springs ...
- Tidelands Claim Lines ...
- Water Bodies ...
- Water Source Areas ...
- Watersheds (HUC11) ...
- Watershed Management Areas ...
- Well Head Protection Areas (Community) ...
- Well Head Protection Areas (Non-Community) ...
- World Imagery ...















**NJDEP GEOWEB  
HISTORICAL PROPERTIES MAP**

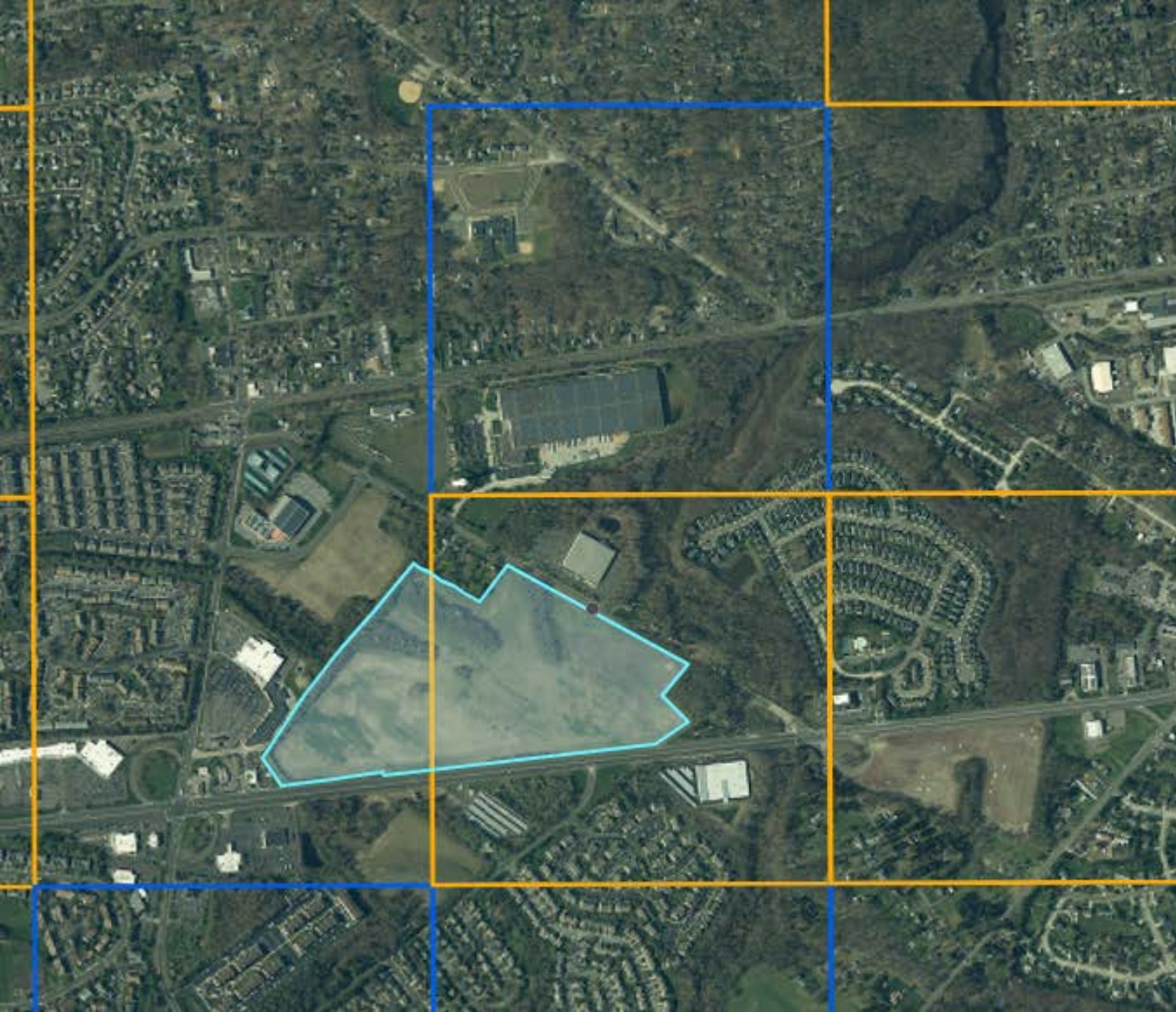


## Layers



- Output Query ...
- Historic Archaeological Site Grid ...
- Historic Districts ...
- Historic Properties ...

-  National Historic Landmark INDV
-  National Historic Landmark HD
-  Listed INDV
-  Listed HD
-  Eligible INDV
-  Eligible HD
-  Local Landmark
-  Locally Designated HD
-  Identified INDV
-  Identified HD
-  Not Eligible INDV
-  Not Eligible HD
-  Delisted INDV
-  Delisted HD



## Historic Preservation



### Layers




Output Query ...

Historic Archaeological Site Grid ...

 National Historic Landmark

 Listed

 NR Eligible

 Identified

Historic Districts ...

Historic Properties ...

**NJDEP FRESHWATER WETLANDS LETTER OF  
INTERPRETATION: ABSENCE DETERMINATION, DATED  
FEBRUARY 03, 2020**



## State of New Jersey

PHILIP D. MURPHY  
Governor

SHEILA Y. OLIVER  
Lt. Governor

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

CATHERINE R. McCABE  
Commissioner

Jim Dugan  
Delco Land, LLC  
200 Campbell Dr. Suite 200  
Willingboro, New Jersey 08046

FEB 03 2020

RE: Letter of Interpretation: Presence/Absence Determination  
File No.: 0324-05-0002.2  
Activity Number: FWW190001  
Applicant: *Delco Land, LLC c/o Jim Dugan*  
Block(s) / Lot(s): [302.15 / 10 & 11]  
Mount Laurel Twp., Burlington Co.

Dear Mr. Dugan:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation indicating the presence or absence of freshwater wetlands and waters on the referenced property.

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

Based upon the information submitted, and upon a site inspection conducted by the staff of the Department on *January 23<sup>rd</sup>, 2020*, the Division of Land Use Regulation has determined that **freshwater wetlands and waters are not present** on the referenced property. In addition, the Department has determined that **no part of the above referenced property occurs within a transition area or buffer** as designated in N.J.A.C. 7:7A-3.3(d)1 and 2.

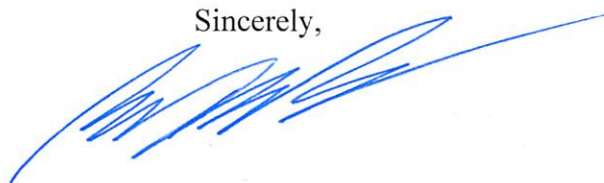
Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

*The Department has not made a determination regarding any off-site features [Masons Creek] that could be regulated under the Flood Hazard Area Control Act Rules (FHACAR), N.J.A.C. 7:13, which potentially may extend jurisdiction onsite. In order to determine if the proposed project is regulated by the FHACAR, the applicant may submit an Applicability Determination in accordance with N.J.A.C. 7:13-2.5.*

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7<sup>th</sup> Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://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](http://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](http://www.nj.gov/dep/odr) for more information on this process.

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

Sincerely,



Bob Kozachek, Environmental Specialist 3  
Division of Land Use Regulation

c: Township Clerk

Township Construction Official

Agent (original) Michael Lucey, Water's Edge Environmental, LLC, PO Box 118, Ocean City NJ 08226

**STATEMENT OF QUALIFICATIONS FOR JACQUELYN  
GIORDANO, PE, PP**

## Jackie L. Giordano, P.E., P.P.

### Principal



Jackie Giordano is a Principal with Dynamic Engineering Consultants, PC. Ms. Giordano joined the firm as a Design Engineer and has successfully developed herself into a Principal at the firm. She is a licensed Professional Engineer and Professional Planner that provides practical experience in the design and management of commercial,

residential and industrial land development projects throughout the Northeast.

Included within her areas of expertise are site design, land development permitting, grading, earthwork, project management, stormwater management design, utility design, and environmental permitting, inclusive of coastal and waterfront development, flood hazard areas, and freshwater wetlands.

Ms. Giordano is dedicated to insuring that clients are satisfied with the management of their projects by maintaining open communication and ensuring timeliness of project milestones. She approaches each project to tailor to her client's needs and goals with an emphasis on providing an effective site design to manage construction costs for the client. Ms. Giordano believes that it is important clients are informed about the land development process so that they make knowledgeable decisions. She also makes certain that her clients are aware of the regulatory process and risks associated with each step of the development project.

During her career, Ms. Giordano has provided consulting services for numerous corporate and developer driven projects including 7-Eleven, Wawa, Group 1 Automotive Inc., J.G. Petrucci, CHA Partners, Crow Holdings Industrial, Brightview Senior Living Development, and many more.

#### License:

- New Jersey Professional Engineer License
- New Jersey Professional Planner License

#### Education:

- New Jersey Institute of Technology, Master of Science in Civil Engineering
- Penn State University, Bachelor of Science in Civil & Environmental Engineering

#### Agency Experience:

- NJDEP Flood Hazard Areas
- NJDEP Freshwater Wetlands
- NJDEP Treatment Work Approval
- NJDEP Bureau of Drinking Water (BSDW)
- NJDEP Coastal Area Facilities Review (CAFRA)
- NJDEP Bureau of NJPDES Stormwater Permitting & Water Quality Management
- New Jersey Department of Transportation (NJDOT)
- New Jersey Pinelands Commission
- New Jersey Soil Conservation Districts
- New Jersey County Planning Boards
- Local Zoning and Planning Boards
- County and Local Health Departments
- County and Local Environmental Commissions
- New Jersey Residential Site Improvement Standards (RSIS)
- Regional Sewerage Authorities

#### Expert Testimony:

Ms. Giordano has been accepted and testified as an expert before various Planning Boards and Zoning Boards throughout New Jersey. She has also testified before numerous Local/Regional permitting agencies in support of her client's projects.

#### Employment History:

- 2021 – Present – Dynamic Engineering Consultants, PC – Principal
- 2017 – 2020 – Dynamic Engineering Consultants, PC – Project Manager
- 2015 – 2017 – Dynamic Engineering Consultants, PC – Senior Design Engineer
- 2013 – 2015 – Dynamic Engineering Consultants, PC – Design Engineer

#### Professional Affiliations:

- CREW NJ – Board of Directors
- New Jersey Builders Association

## **PHOTO LOCATION REPORT**

## Photo Location Report

*Dated March 2024*

Delco Development, LLC DBA HP Commercial, LLC  
NJSH Route 38  
Block 302.15, Lots 10.02 & 10.03  
Township of Mount Laurel  
Burlington County, NJ  
DEC# 1042-23-01182

### KEY MAP





**Photo 1: Photo facing east towards the NJSH Route 38 property frontage, showing a portion of the existing residential development east of the site.**



**Photo 2: Photo facing northeast from the NJSH Route 38 property frontage, showing existing site conditions along with previously mentioned residential development.**



**Photo 3: Photo facing west from the NJSH Route 38 property frontage showing existing shrubs in the center of the property.**



**Photo 4: Photo facing east along the NJSH Route 38 frontage, showing open space/grass area.**



**Photo 5: Photo facing north west along the south west property line, encompassing part of the existing commercial developments west of the site, and tree line.**



**Photo 6: Photo facing north along the western area of the property, encompassing more of the tree buffer along the western side of the property.**



**Photo 7: Photo facing northeast along the northwest property line showing residential development further north, and open grassed space on site.**