

Let me begin with the National Wetland Inventory (NWI) map (Figure 1) for a pretty large areas around the subject Site. My choice here is to get right down to business and show you not only the location but the surroundings with respect to the river and roadways in the area. I have marked the Site on the NWP map. As you can see, there is no wetland shown for the Site. Next is the NJDEP version (Figure 2) and both require comment and interpretation and both maps show wetlands very near. In addition to the wetlands there is also a transition area (buffer) from the wetland. We assume the buffer here will be 50 feet but you will not know for sure until the LOI is actually granted; it could be 150 feet but that is

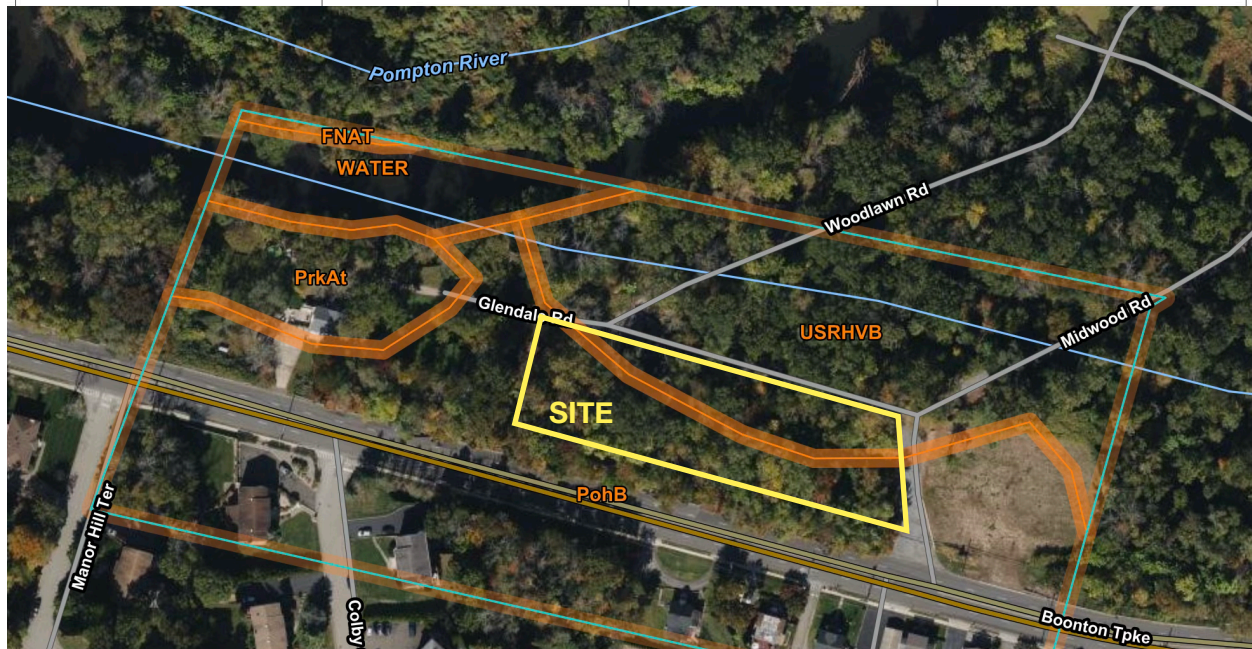


doubtful. There is also a Riparian buffer from the watercourse either 50 feet or 300 feet. It is assumed that it is 50 feet here but NJDEP will make the final decision. The characteristic and dominant plants are overwhelmingly not wetland species.

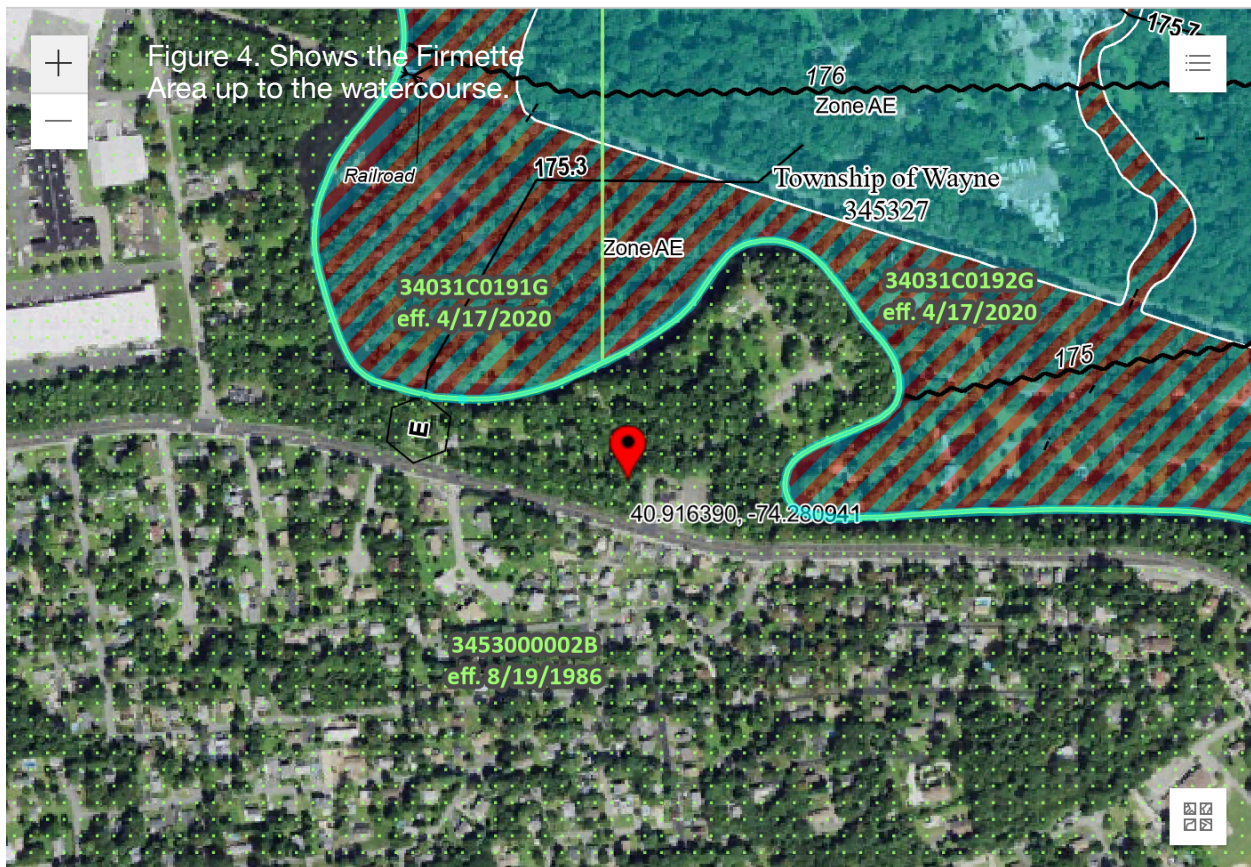
The Soil Survey is shown below and the Site is mostly Pompton sandy loam according to the County Soil Survey and is not a hydric soil; this matches our field review findings. There is more of this Series than shown on the map, almost all of the Site is Pompton sandy loam, only a tiny amount at the roadway seems to be The Urban land complex. The Urban land-River head complex is a complicated, man-made soil and some of holds tiny isolated wetland vegetation on the site - however, the spots are isolated and can be filled by permit in accordance with the regulations. Almost all of the Site is a few feet higher than the Glendale Road. With respect to the soils and vegetation one can be optimistic.

Figure 3 - Soil Survey Summary

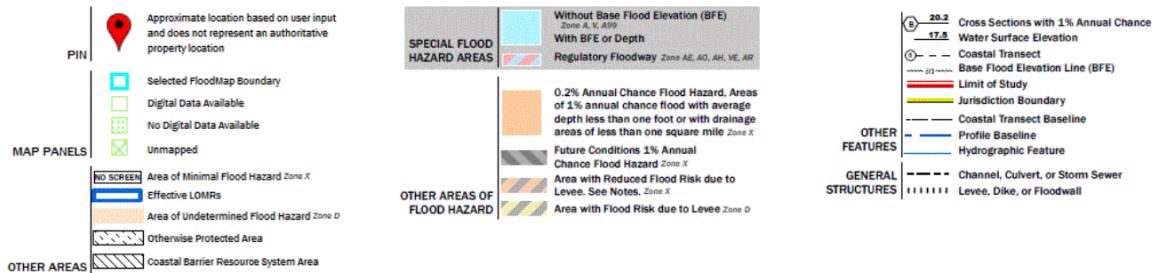
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PohB	Pompton sandy loam, 3 to 8 percent slopes	6.8	58.1%
PrkAt	Preakness sandy loam, 0 to 3 percent slopes, frequently flooded	0.8	7.0%
USNESB	Urban land-Neshaminy complex, 0 to 8 percent slopes	0.0	0.1%
USRHVB	Urban land-Riverhead complex, 3 to 8 percent slopes	3.2	27.7%
WATER	Water	0.8	6.8%



A greater concern here is elevation and the new rules with respect to stormwater and floodplain management which are onerous to say the least. The Site does rise a few feet above the roadway but, in my view, you will need sewer service because likelihood of getting a septic system here is dubious under the new rules. Furthermore, there may be real issues with respect to stormwater management and elevation of buildings out of the flood hazard area. You are going to need an engineer's review with respect to this factor and, to make matters cloudier, there is no FEMA Firmette covering for the Site area. The Site is just beyond the studied limits; the dotted area is beyond the limits, so NJDEP will have a heavier hand with respect to dealing with the regulations. If you were dealing with just wetlands and soils, we would be very optimistic but the flood area and the new regulations matter considerably and cause me to be guarded; so, proceed with caution and discuss with your engineers.



USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024. Powered by Esri



If you have seen this photo you have essentially seen it all. The beautiful but, invasive, Mexican Cane species and upland trees such as American Elm provide the greatest amount of land cover on Site.



Figure 5. Representative forest view.