

ENVIRONMENTAL IMPACT STATEMENT

Edgewater Park Self Storage Development

4201 US Route 130

Edgewater Park, Burlington County, New Jersey 08010

07/21/2020

WM Project No.: NYC19-0005

Prepared for:

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c/o Treetop Development

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I. INTRODUCTION

Ware Malcomb has prepared this Environmental Impact Statement (EIS) according to the requirements of the Edgewater Park Township Land Use Regulations. The site is located at 4201 US Route 130 (Burlington Pike), Township of Edgewater Park, Burlington County, New Jersey. The project is the development of an approximately 112,810 square foot self-storage facility, including 15 car parking spaces.

In addition to describing the site location and proposed improvements, the EIS addresses existing environmental conditions, potential environmental impacts, unavoidable adverse impacts, and required permits and approvals.

II. PROJECT DESCRIPTION

A. Location and Area

The property is located at 4201 US Route 130 (Burlington Pike), Burlington County, New Jersey. Located on the west side of Burlington Pike, the site is approximately 460 feet south of Mount Holly Road. Primary access to the site will be from Burlington Pike, with a secondary access point off Mount Holly Road.

The site tract is identified as Block 404, Lot 2.02 in the Edgewater Park Tax Map Sheet. There is approximately 557 feet of frontage on Burlington Pike and approximately 281 feet of frontage on Mount Holly Road. The site is an irregular shape with an approximate overall width of 1,238 feet and an approximate overall depth of 619 feet, with a total of 7.81-acres. The property is currently undeveloped wooded area.

There is a 10-foot wide sanitary sewer easement along approximately 181 feet of the Mount Holly Road lot line, then at the corner of the property widens to a 20-ft sanitary for approximately 166 feet along the rear lot line.

The surrounding land uses includes the following:

1. North: Diner and landscape supply south of Mount Holly Road and a grocery store across Mount Holly Road.
2. East: Burlington Pike frontage, Willingboro Township across Burlington Pike with commercial uses and undeveloped wooded area.
3. South: car dealership and undeveloped wooded area.
4. West: residential and undeveloped wooded area.

According to the Edgewater Park Township Zoning Map and Zoning Ordinance, the site is located in the C-3, Highway Commercial Zone. Permitted uses in the C-3 zoning district are as follows:

1. Principal permitted uses:
 - a. Retail sales and services
 - b. Financial institutions
 - c. Funeral homes and mortuaries
 - d. Restaurants
 - e. Professional, general and medical offices
 - f. Planned shopping centers that contain a mix of the foregoing commercial uses
2. Permitted accessory uses:
 - a. Refuse enclosures

- b. Fences and walls
 - c. Rooftop screens and parapets for mechanical equipment
 - d. Off-street parking and loading spaces
 - e. Signs
3. Conditional uses
- a. Billboards
 - b. Places of worship
 - c. Quasi-public buildings and recreation areas
 - d. Assisted living residences
 - e. Automotive dealerships
 - f. Automotive repair services and garages and body shops
 - g. Gasoline service stations

The proposed self-storage use is not a permitted use.

B. Proposed Use

The proposed development to the site includes a proposed 112,810 square foot self-storage facility with 15 parking spaces and 30-foot drive aisles between buildings. The 112,810 square foot facility will be broken up into the following buildings and square footages:

- 1. Building A – Ground floor: 40,500 SF self-storage and 1,300 SF office, 2nd Floor: 15,400 SF self-storage, 3rd Floor: 15,400 SF self-storage
- 2. Building B – 1,827 SF self-storage
- 3. Building C – 1,200 SF self-storage
- 4. Building D – 13,600 SF self-storage
- 5. Building E – 2,000 SF self-storage
- 6. Building F – 1,961 SF self-storage
- 7. Building G – 600 SF self-storage
- 8. Building H – 1,740 SF self-storage
- 9. Building I – 13,000 SF self-storage
- 10. Building J – 4,381 SF self-storage

While all of the area where the proposed improvements are to be located is undeveloped, the project will be maintaining approximately 0.43 acres of wooded area.

C. Consistency with Other Plans

The C-3, Highway Commercial District where the site is located does not include self-storage as a permitted use. Table 1 outlines how the project complies with the C-3 zoning district bulk requirements.

Table 1: C-3, Highway Commercial District

BULK STANDARDS			
ZONING DISTRICT: C-3 - HIGHWAY COMMERCIAL			
ITEM	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
Proposed Use		Self Storage	No*
Site			
Minimum Lot Area	20,000 SF	340,184 SF	Yes
Minimum Lot Frontage	100 FT	282 FT	Yes
Minimum Lot Depth	200 FT	316 FT	Yes
Yard and Bulk Requirements			
Minimum Front Yard Setback			Yes
Route 130	60 FT	68 FT	Yes
Mount Holly Road	60 FT	50.6 FT (Building I)	No*
Minimum Side Yard Setback	30 FT	10 FT (Buildings C & J)	No*
Minimum Rear Yard Setback	50 FT	50.1 FT	Yes
Maximum Building Height	45 FT	45 FT	Yes
	3 Stories	3 Stories	Yes
Maximum Impervious Coverage	60 %	51 %	Yes

* Variance Required

Per § 16-90.5.B of the Zoning Ordinance there shall be no more than two business signs per freestanding business. No more than one sign shall be permitted to be an attached sign, and no more than one sign shall be permitted to be a monument sign. Parallel attached signs shall be the lesser of 40 square feet or 10% of the exterior façade elevation. Monument sign area shall be a maximum of 75 square feet with a maximum sign height of 8 feet and a minimum of 15 feet setback from the curblin. The applicant proposes two signs, one monument and one building attached.

Variances will be requested for the front yard setback of the proposed building I (50.6 feet proposed where 60 foot minimum) and the side yard setback of the proposed buildings C and J (10 feet proposed where 30 foot minimum). The proposed use will require a variance as it is not a permitted use within the C-3 Highway Commercial District, in addition to the ordinance not having a parking requirement for the self-storage use.

III. ENVIRONMENTAL CONDITIONS INVENTORY

A. Soil Types and Characteristics

According to the Natural Resources Conservation Service (NRCS), the site soils are classified as Gladstone sand, with 0 to 5 percent slopes. Gladstone sand has a designated hydrological soil group (HSG) classification of group A. 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. The NRCS web soil survey has been included in Appendix A of this report for reference.

B. Existing Topography

Existing site grades range from approximate elevation 39.50 along Burlington Pike to approximately elevation 31 at the southwest corner of the site. The site generally slopes in a southwesterly direction towards the southwest site boundaries.

The development will propose maintaining the southwesterly slope towards 2 infiltration basins in the southwest corner of the site. The site will have no slopes in excess of 15 percent, except at the proposed infiltration basin sides.

C. Geological Characteristics

Based on NJ-GeoWeb 4.0, the site contains the following surficial geology types:

1. Cape May Formation, Unit 1: Sand, pebble gravel, minor silt, clay, peat, and cobble gravel; very pale brown, yellow, reddish yellow, white, olive yellow, gray. As much as 200 feet thick on the Cape May peninsula, generally less than 50 feet thick elsewhere. Silt and clay are thicker and more continuous in subsurface parts of the formation on the Cape May peninsula and along the Delaware Bayshore. Forms a marine terrace with surface altitude up to 40 feet.
2. Cape May Formation, Unit 2: Sand, pebble gravel, minor silt, clay, peat, and cobble gravel; very pale brown, yellow, reddish yellow, white, olive yellow, gray. As much as 200 feet thick on the Cape May peninsula, generally less than 50 feet thick elsewhere. Silt and clay are thicker and more continuous in subsurface parts of the formation on the Cape May peninsula and along the Delaware Bayshore. Forms a marine terrace with surface altitude up to 40 feet.

D. Vegetation

The NJDEP maps no threatened or endangered plant species on the site.

E. Wildlife

The NJDEP maps no potential threatened and endangered species habitat on the site.

F. Subsurface Water

As indicated in the Preliminary Geotechnical Engineering Study prepared by GEI Consultants, Inc., the subsurface investigation involved drilling 6 borings and excavating 6 test pits. Groundwater was present in all borings at depths ranging from 10 to 10.8 feet below existing grades, corresponding to approximate elevations 23.2 to 24.1. The groundwater level measurements represent conditions at the times and locations of the observation wells placed on-site. Significantly different groundwater levels may occur at other times and locations.

Groundwater was not present in all test pits, estimated seasonal high water table was estimated to be between 3.5 to 6 feet, corresponding to approximate elevations 26.1 to 31.1. The groundwater levels were estimated based on soil morphology observations in the field.

G. Distinctive Scenic and/or Historic Features

The privately-owned site presents no unique views or vistas along the Burlington Pike or Mount Holly Road frontage. There are no known archaeological features or historic resources are present on-site or on lots adjacent to the site.

H. Existing Development Features

The existing site is entirely undeveloped wooded area.

I. Wetlands, Waterbodies and Flood Plains

There are no wetlands, waterbodies or flood hazard areas on-site.

J. Air Quality

The site is in Burlington County, which is part of the Philadelphia-Wilmington-Trenton Intrastate Air Quality Control Region. Burlington County is currently designated as non-attainment of the 8-Hr Ozone NAAQS and in attainment of all other criteria air pollutants. When an area is designated non-attainment by the United States Environmental Protection Agency (USEPA), the state is required to develop and implement a State Implementation Plan (SIP) that lays out how the state plans to achieve air quality standards that meet the NAAQS requirements and how to maintain attainment status. Once an area is at attainment status, referred to as "maintenance areas", the state must submit a maintenance plan for the area to the USEPA to insure continued attainment over a period of 10 years.

K. Noise

The only significant source of noise noted during site investigations was vehicular traffic from Burlington Pike and Mount Holly Road.

IV. ASSESSMENT OF IMPACTS

A. Soils

The project was designed to minimize soil movement & to maintain drainage patterns. Erosion control measures including tree protection, silt fence, inlet protection, and construction entrances will be in place during construction to minimize sediment transport.

B. Flood Hazard area

There are no flood hazard areas on-site.

C. Surface Water Quality

There are no surface waters on or adjacent to the site. The project conforms to the

D. Ground Water Quality

Municipal water and sanitary sewer systems will service the project. The project is not expected to have an adverse impact on ground water quality.

E. Sewage Disposal

Table 2 provides the estimated sanitary demand of the project using criteria from the NJDEP and the Edgewater Sewerage Authority. NJDEP and Edgewater Sewerage Authority criteria determines facility sanitary sewer demand on the office floor area. The projected sanitary sewer demand is based on the 1,300 square feet of office floor area which results in a minimal increase in projected flow that does not have a substantial impact on the sewerage authority's ability to handle the project flow.

Table 2: Estimated Sanitary Sewer Demand

SEWER DEMAND						
OFFICE						
0.1 GPD PER GSF	1,300 GSF	x	0.1	=	130	GPD
TOTAL WATER DEMAND					130	GPD

F. Solid Waste Disposal

A state-licensed private waste hauler would collect solid waste and recyclable materials from the site. Solid waste would be disposed of in accordance with applicable local and state regulations.

G. Vegetation

Site disturbance limits will be delineated to avoid unnecessary clearing of vegetation. Short-term impacts would include the potential of increased runoff and erosion. Section IV.A of the EIS outlines steps taken to minimize impacts. The landscaping plan (Drawing C9.0-C9.1, bound separately) complies with the applicable requirements of the Edgewater Township Land Development Ordinance. A tree protection fence is to be located at the limits of disturbance adjacent to the wooded areas to remain. In addition, a dense landscape area will be provided on the property line adjacent to the residential zoning areas.

H. Threatened or Endangered Species Habitat

No threatened or endangered species habitat exist at or adjacent to the site.

I. Distinctive Scenic and/or Historic Features

No distinctive scenic or historic features exist at or adjacent to the site.

J. Air Quality

Temporary air quality impacts anticipated during construction of the project are due to construction vehicles and machinery. Existing and proposed air quality conditions will be similar. Dust level control will be carried out by implementing a soil erosion and sediment control plan (See Project Site Plans).

After the project is completed, minimal impacts to air quality would be associated with vehicular traffic. A Traffic Assessment of the proposed development concluded the project will not produce a substantial impact on area traffic operations during peak hours.

The air quality characteristics for expected conditions have not been quantified. Air quality is expected to be characteristic of a developed area containing self-storage uses. All air emissions for the project will be subject to and comply with applicable State and Federal air quality regulations.

K. Noise

Project construction may increase noise levels at the site. Noise associated with the construction will be temporary and will dissipate as distance from the source increases. Noise levels from the construction and operation of the project would comply with noise performance standards per N.J.A.C. 19:4-7.3 and applicable Township ordinances.

Overall noise standard regulation is subject to the New Jersey Noise Control Act (N.J.A.C. 7:29). All municipal noise ordinances must be identical to the State Model Noise Control Ordinance to be approved by the NJDEP, which oversees noise control rules and regulations. The project will comply with and not exceed the maximum sound level

standards as outlined in the local and State regulations and create no substantial impact on the site and surrounding area.

L. Energy Utilization

Public Service Electric and Gas (PSE&G) will provide electric and natural gas service.

M. Water Supply

Table 3 provides the estimated water demand of the project using criteria from NJDEP. The office floor area determines the projected flow. The projected water demand is based on the 1,300 square feet of office floor area which results in a minimal increase in projected flow that does not have a substantial impact on the water authority's ability to handle the project flow.

Table 3: Estimated Water Demand

WATER DEMAND						
OFFICE						
0.125 GPD PER GSF	1,300 GSF	x	0.125	=	163	GPD
TOTAL WATER DEMAND					163	GPD

N. Wetlands

There are no freshwater wetlands located on site.

V. ENVIRONMENTAL PERFORMANCE CONTROLS

This section describes what measures will be employed during the planning, construction, and operation phases of the project that minimize or eliminate potential adverse impacts.

A. Drainage Plans

Two infiltration basins will be utilized to ensure there is a reduction of the peak runoff rates from the existing conditions based NJAC 7:8-5.4(a)3iii. In addition, 100% of the site's average pre-developed groundwater recharge volume will be maintained after development.

B. Sewage Disposal Techniques

The projected flow will be conveyed via a gravity line to a sewer line within the sanitary sewer easement on-site, adjacent to Mount Holly Road. Section IV.E of the EIS indicates the net sewage flow from the project will have a minimal increase.

C. Water Supply and Water Conservation

The projected flow will be conveyed via domestic and fire service lines from a 12" water main within Burlington Pike. Section IV.M of the EIS indicates the net sewage flow from the project will have a minimal increase.

D. Energy Conservation Measures

Among the potential energy conservation methods under consideration for the project include and are not limited to the following:

1. Install motion sensors in appropriate locations to avoid lighting areas that are not in use.
2. Maximize mechanical equipment efficiency for energy conservation to the extent possible.

3. A review of temperature set points based on specific needs, including and not limited to storage types, comfort of personnel, etc., to maximize energy conservation potential.

E. Noise Reduction Techniques

A short-term increase in noise due to project construction is expected. All equipment would be rubber-tired and properly maintained and muffled in compliance with the EPA's noise emission standards. Noise levels from the construction and operation of the project would comply with noise performance standards per N.J.A.C. 19:4-7.3 and applicable Township ordinances.

F. Solid and Liquid Waste Disposal Plans

As indicated in Section IV.F of the EIS, a state-licensed private waste hauler will collect solid waste and recyclable materials from the site. Solid waste will be disposed of in accordance with applicable local and state regulations. If a liquid waste disposal plan is required, it would be in accordance with applicable local and state regulations.

G. Pest and Rodent Extermination Plan

If a pest and rodent extermination plan is required, it would be drafted consistent with Burlington County Health Department regulations.

VI. LICENSES, PERMITS AND OTHER APPROVALS

Table 4 lists the required licenses, permits and other approvals for the project.

Table 4: Required Licenses, Permits and Other Approvals

Edgewater Park Township Planning Board Site Plan Approval
Edgewater Park Sewerage Authority Approval
New Jersey American Water New Service Approval
Burlington County Planning Board Site Plan Approval
Burlington County Soil Conservation District Certification
NJDOT Access Permit

WARE MALCOMB

ARCHITECTURE

INTERIORS

BRANDING

PLANNING

CIVIL ENGINEERING

BUILDING MEASUREMENT

Appendix A



VICINITY MAP

4201 Route 130
Edgewater Park, New Jersey

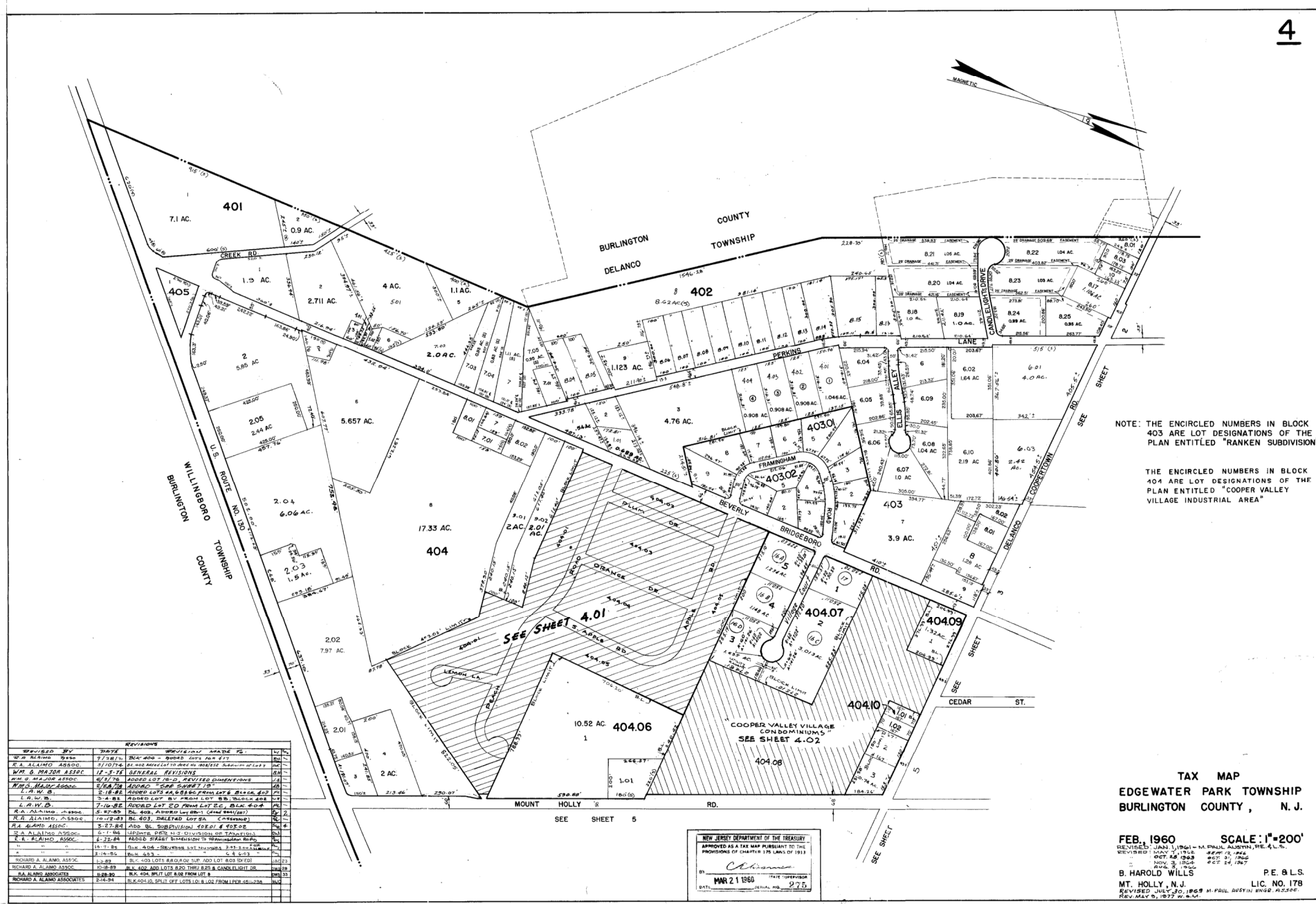


SCALE: 1" = 200'

WARE MALCOMB

NYC19-0005
01.22.2020

SHEET
1





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VICINITY MAP

4201 Route 130
Edgewater Park, New Jersey



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NYC19-0005
01.22.2020

SHEET
1

4201 ROUTE 130, EDGEWATER PARK, NJ
Wetlands Mapping



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LEGEND

- Applications/NJGW_Base_Layers
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties
- MidAtlantic States Boundary
- Applications/NJGW_Land
- Wetlands (2012)

COMMENTS Wetlands will need to be verified by ACOE and/or NJDEP

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4201 ROUTE 130, EDGEWATER PARK, NJ
NJDEP Surface Water Classification



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LEGEND

Applications/NJGW_Water
Surface Water Quality Classification

- CATEGORY
- DRBC-Zone-1C
 - DRBC-Zone-1D
 - DRBC-Zone-1E
 - DRBC-Zone-2
 - DRBC-Zone-3
 - DRBC-Zone-4
 - DRBC-Zone-5

- FW1
- FW1-TM
- FW1-TP
- FW2-NT
- FW2-NT/SE1
- FW2-NT/SE2
- FW2-NT/SE3
- FW2-NTC1
- FW2-NTC1/SE1
- FW2-NTC1/SE1/SC
- FW2-TM
- FW2-TM/SE1
- FW2-TMC1
- FW2-TP
- FW2-TPC1
- PL
- PL-TM
- SE1
- SE1 C1
- SE2
- SE3

- Applications/NJGW_Base_Layers
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
 - Counties
 - MidAtlantic States Boundary

National Flood Hazard Layer FIRMette



40°2'30.97"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		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 Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/23/2020 at 11:19:45 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



4201 ROUTE 130, EDGEWATER PARK, NJ

Landscape Project - Piedmont Plains - Threatened and Endangered Species Mapping



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LEGEND

- Applications/NJGW_Base_Layers
- ==

Roads NJ (Centerlines) (1:4999 to 1:999 scale)
- Counties
- MidAtlantic States Boundary
- Applications/NJGW_Landscape
- SBH - Piedmont Plains - Landscape Project
- Rank 1 - Habitat specific requirements
- LNDR
- Rank 2 - Special Concern
- Rank 3 - State Threatened
- Rank 4 - State Endangered
- Rank 5 - Federal Listed

4201 ROUTE 130, EDGEWATER PARK, NJ
NJDEP Sewer Service Area Map



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LEGEND

- Applications/NJGW_Base_Layers
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
 - Counties
 - MidAtlantic States Boundary
- Applications/NJGW_Uilities
- Sewer Service Areas

4201 ROUTE 130, EDGEWATER PARK, NJ
NJDEP Water Service Area Map



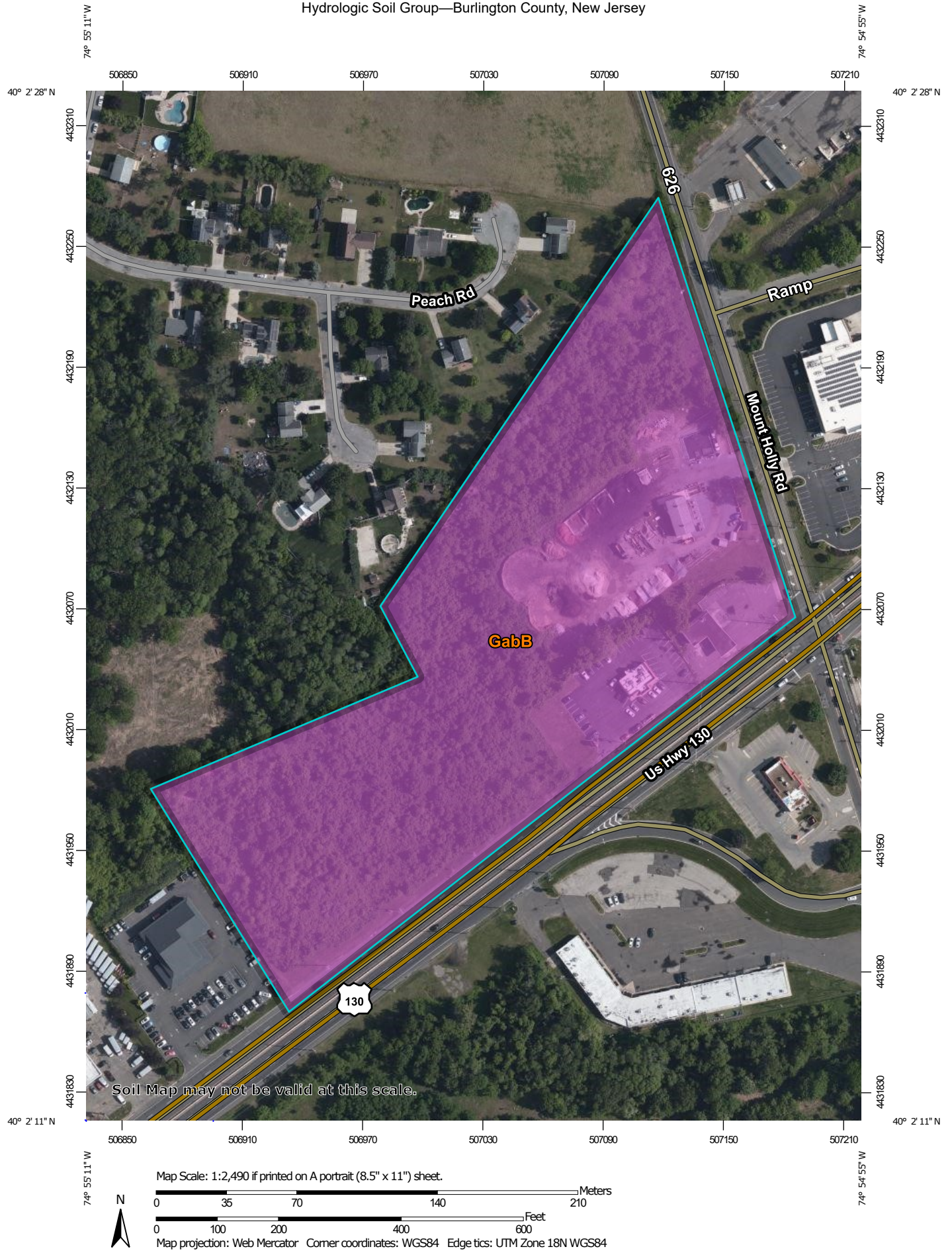
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LEGEND

- Applications/NJGW_Base_Layers
- Roads NJ (Centerlines) (1:4999 to 1:999 scale)
 - Counties
 - MidAtlantic States Boundary
- Applications/NJGW_Water
- Purveyor

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Hydrologic Soil Group—Burlington County, New Jersey



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 15, Sep 16, 2019

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

Date(s) aerial images were photographed: May 14, 2019—May 19, 2019

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
GabB	Galestown sand, 0 to 5 percent slopes	A	12.2	100.0%
Totals for Area of Interest			12.2	100.0%

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

Zoning Map

Township of Edgewater Park

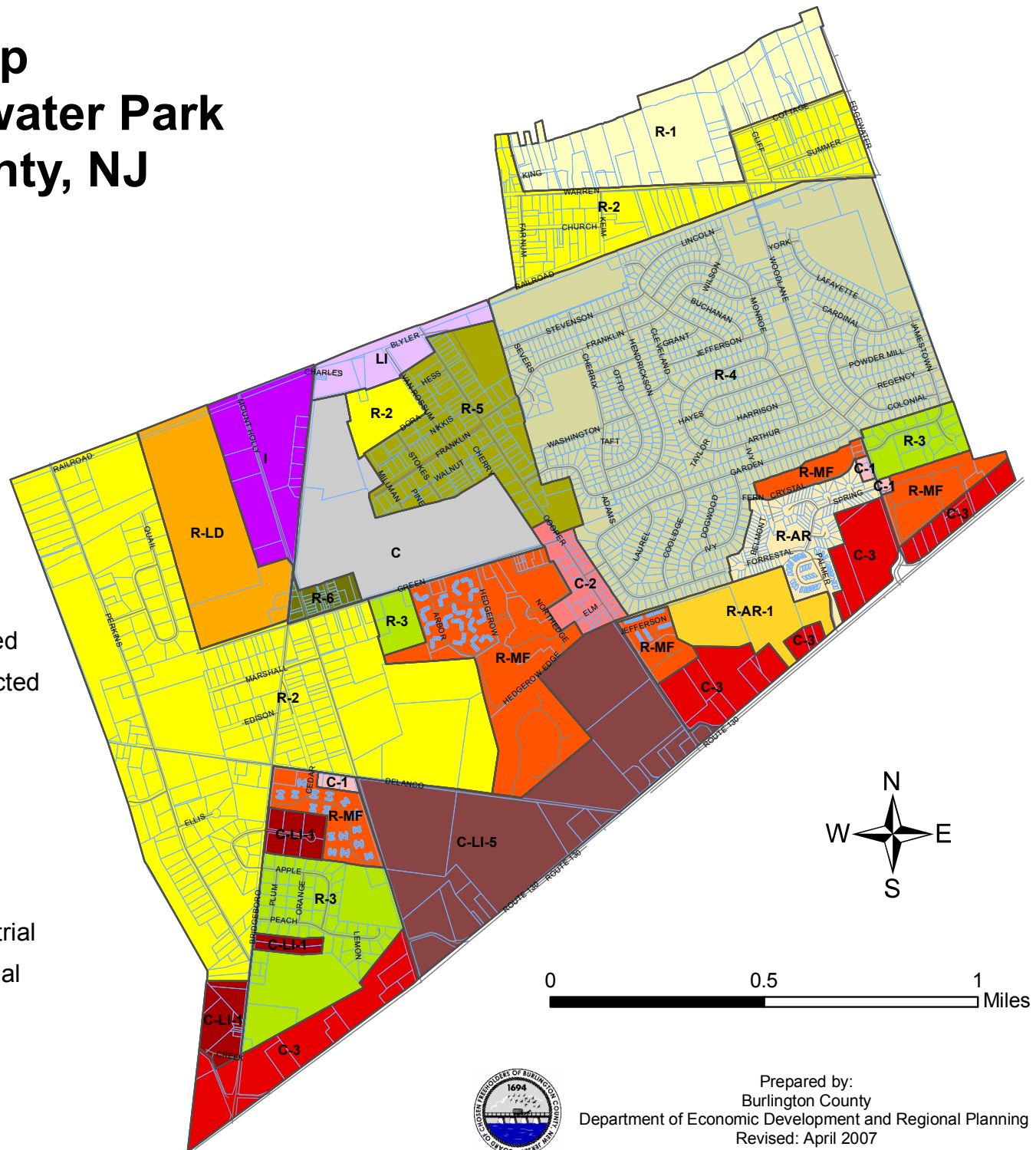
Burlington County, NJ

— Roads

□ Tax Parcels

Zoning Districts

- R-1, Single Family Residential
- R-2, Single Family Residential
- R-3, Single Family Residential
- R-4, Single Family Residential
- R-5, Single Family Residential
- R-6, Single Family Residential
- R-AR, Residential - Age Restricted
- R-AR-1, Residential - Age Restricted
- R-LD, Residential - Low Density
- R-MF, Residential - Multi-Family
- C-1, Neighborhood Commercial
- C-2, Downtown Commercial
- C-3, Highway Commercial
- C-LI-1, Commercial - Light Industrial
- C-LI-5, Commercial Light Industrial
- LI, Light Industrial
- I, General Industrial
- C, Cemetery



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