

ECOLOGICAL IMPACT STATEMENT

THE GREENS AT MENDHAM VILLAGE

**BLOCK 1801, LOT 5
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY**

Prepared for:

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BCG Project No. 081228-03-002



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I. INTRODUCTION

This Ecological Impact Statement (EIS) has been prepared pursuant to Chapter 124 of the Borough of Mendham Code to evaluate the potential environmental impacts of a proposed development application submitted to the Borough of Mendham Planning Board. This report has been prepared to accompany the set of Preliminary and Final Site Plans submitted to the Planning Board seeking approval for the construction of 147 townhomes within the Borough of Mendham, Morris County. The existing lot (Block 1801, Lot 5) is 25.948 acres in size, and it has frontage on West Main Street (County Route 510).

The development of this tract is in accordance with the zoning established for this property under Ordinance #08-2025. This ordinance established an “Affordable Housing Overlay – AHO Zone” which permits the development and construction of an inclusionary housing project at a density of six (6) units to the acre with a provision for twenty percent (20%) affordable housing family units.

Subsection I-A below provides further information as to the project’s location, as well as a description of the existing site conditions. Subsection I-B provides a more detailed description of the proposed project.

A. Location and Description of Project Site

As indicated on the “Aerial Map” in **Appendix B**, the project site is located in the western portion of the Borough of Mendham and currently developed with a multi-story masonry building with multiple wings, associated parking areas, and other appurtenant structures in the central portion of the site. An asphalt driveway provides access to the site from West Main Street and extends to the above-referenced structure. The majority of the site is comprised of a mixture of expansive upland lawn and field areas, upland forested areas, and some upland wooded hedgerows. In the southwestern corner of the site is a manmade pond with wetland area adjacent to and to the east of it. There is also a small, isolated wetland in the southcentral portion of the site within a large open field area.

The site is bordered to the west, east and north by residential homes and woodlands to the south and southeast. The site generally slopes from a high point in the center of the lot to the north toward West Main Street, and to the south toward woodlands within the Schiff Nature Preserve and eventually a tributary of McVickers Brook

With respect to soil conditions on the project site, the *NRCS Soil Survey for Morris County, New Jersey* identifies three (3) types of soils within the project limits. The NRCS Soils Resource Report is included in **Appendix D** of this report. The onsite soils are identified as Gladstone gravelly loam, 3 to 8 percent slopes, Gladstone gravelly loam, 8 to 15 percent slopes, Gladstone gravelly loam, 15 to 25 percent

slopes. The Gladstone gravelly loam is categorized within Hydrologic Soil Group (HSG) B.

B. Project Description

The proposed project entails the construction of 147 townhomes units. There will be 29 affordable dwelling units which will be credited to meeting the Borough's affordable housing obligation under the Third Round Affordable Housing Plan. Parking is provided in individual garages, private driveways, in parking lots and along the internal streets. The project will also include a boulevard access driveway, eleven (11) surface bio-retention basins, two (2) subsurface infiltration basins with MTD 124 Ecostream treatment devices, landscaping, and lighting improvements, as well as connection to the existing utility facilities located within West Main Street. This includes connections to the existing sanitary sewer system, water main, electric/telephone/cable facilities and gas main. All utilities on-site will be installed underground. Approximately 88% of the 25.948 acre tract will be disturbed to construct the project and the associated improvements.

The proposed grading of the project site will continue to generally follow the current topography, sloping to the north toward West Main Street and to the south toward the woodlands. Stormwater collection systems are proposed throughout the site to convey runoff to the various basins to manage water quantity, water quality and groundwater recharge all in accordance with applicable local and State stormwater regulations. The proposed site improvements will increase the impervious coverage on the tract by approximately 10.62 acres over the 25.948 acre lot.

The proposed project is designed in accordance with applicable planning and zoning design standards. The proposed project is consistent with the Borough of Mendham's Housing Element and Fair Share Plan, dated June 17, 2025.

II. SITE DESCRIPTION AND INVENTORY

This section of the report describes the existing site and inventory of several environmental conditions.

A. Types of Soils

The NRCS Custom Soil Source Report for Morris County, New Jersey identifies three soil types within the project limits. The limits of each soil type are demarcated on the Custom Soil Resource Report is included in **Appendix B**.

The three (3) types of soils are summarized in the following table:

Summary of On-Site Soils:

Map Identification	Soil Type
GkaoB	Gladstone gravelly loam, 3 to 8 percent slopes
GkaoC	Gladstone gravelly loam, 8 to 15 percent slopes
GkaoD	Gladstone gravelly loam, 12 to 15 percent slopes

The Gladstone gravelly loam series consists of well drained loam soils and minor components of Annadale, Parker, and Califon.

Extensive soil testing was conducted on the site by Geo-Technology Associates (GTA) and M&Z Engineering Associates in August and October 2023, September 2024 and December 2025. Both of these geotechnical reports are contained in the accompanying Stormwater Management Report prepared for this application. In general, the property contains a six to twelve inch (6-12") layer of topsoil, followed by a stratum of sandy silts (ML), silty sands (SM) and gravel soils (GM, GW-GM and GP-GM). There were some areas that contained fill materials generally consisting of silty sands with gravel that were presumably placed as part of the prior construction on site. Weathered rock was found in approximately half of the test pits on site with depths ranging from one (1) to 14 feet below existing grade.

B. Topography

The existing buildings on site generally sit at the high point of the property which is at approximately Elevation 626. The site slopes to the northwest corner of the property with an approximate Elevation 544 feet and also to the southern portion of the property at an approximate Elevation 560. Although steep slopes exist (as defined under the Borough Code) in various locations throughout the site, the subject property is not subject to the Borough's Steep Slope Ordinance nor is a steep slope analysis required.

C. Geology

The project will not change the geologic character of the site. The project has been designed to minimize impact to the steep slopes on the northern portion of the site using retaining walls at the base of the slopes and bedrock outcrops. The site lies within the New Jersey Highlands Physiographic Province characterized by rugged topography with discontinuous rounded ridges separated by deep narrow valleys. According to the *Bedrock Geologic Map of the Mendham Quadrangle, Morris and Somerset Counties, New Jersey (OFM 126, 2019)* published by the New Jersey Geological Survey, the bedrock of the site consists of Mesoproterozoic age hornblende granite. The unit is described as pinkish-gray or buff-weathering, pinkish-white or light-pinkish-gray, medium – to coarse-grained foliated granite composed of microcline microperthite, quartz, oligoclase, and hornblende.

According to the *Surficial Geology Map of the Mendham Quadrangle, Morris and Somerset County, New Jersey (OFM 94, 1996)* published by the New Jersey Geological Survey, the site overburden soils consist of weathered gneiss. The unit is described as yellowish-brown, yellow, very pale brown and reddish-yellow silty sand, and silty clayey sand to sandy clayey silt, with few to many subangular pebbles and cobbles of gneiss. Portions of the unit consist of granular decomposed rock, fractured rock rubble, and saprolite that preserves the original rock structure. The total thickness of the weathered material is generally less than 50 feet thick, and on steep slopes generally less than about 20 feet thick.

Please refer to the referenced publications for more detailed descriptions of the geologic members.

D. Vegetation

The project site has primarily been developed previously and consists mainly of open lawn areas, some early successional field scrub-shrub/grasses, with woodlands at the north and south property lines and a small freshwater wetlands area located in the southern portion of the property. The woodlands within the wetland areas consist of vegetation adapted to life in saturated conditions. Generally, the woodlands consist of a dense canopy and moderately dense sub-canopy and understory.

E. Wildlife

An in-house review of existing, available digital Geographic Information System (GIS) information contained within the NJDEP Interactive Mapping tool (website at www.nj.gov/dep/gis), was conducted relative to mapped threatened and endangered species habitat in accordance with the NJDEP Landscape Project Version 3.4.

NJDEP 2025 Landscape 3.4 Project Maps indicate that the majority of the site is categorized as Rank 2 – Special Concern: Other Urban or Built-up Land. Small portions of the project site, specifically the existing forested areas along West Main Street and the freshwater wetland area/riparian Zone at the rear are Rank 5 – Federally Listed: Deciduous Forest (10-50% Crown Closure and >50% Crown Closure). The forested areas will generally remain undisturbed and will not be impacted by the proposed development program. The portion of the site categorized as Rank 2 contains potential habitat to the following species of special concern:

Table 1: NJDEP Landscape Project Version 3.4					
Class	Common Name	Feature Type	Rank	Federal Protection Status	State Protection Status
Aves	Tiger Spiketail Wood Thrush	Territorial Display	2	NA	Special Concern

F. Traffic

The site is located along West Main Street. Existing access is provided via a full movement driveway along West Main Street. Please refer to the Traffic Engineering Evaluation prepared by our office for detailed information.

G. Surface Water

This section of the report describes the existing watercourses and water bodies that are partially on the site and their relationship to the area of land disturbance.

The site is located within the North and South Branch Raritan Watershed Management Area, and more specifically within the Raritan River North Branch (including McVickers to India Bk) HUC-14 sub-watershed. The North Branch Raritan River is a minimum of 0.5 miles distant from the northern portion of the site. The North Branch Raritan River flows in a southwesterly direction where it eventually discharges into the Ravine Lake approximately 8.4 miles to the southwest of the site.

The Tributary to McVickers Brook is approximately a minimum of 0.3 miles distant from the southern portion of the site. This Tributary flows in a southwesterly direction where it eventually discharges into Pleasant Valley Lake approximately 2.4 miles to the southwest of the site. The North Branch Raritan River and the McVickers Brook each have a State Surface Water Quality Classification of freshwater non-trout Category One (FW2-NT/C1). Pursuant to the Flood Hazard Area Control Act Rules at NJAC 7:13, a 300-ft riparian zone applies to McVickers Brook and its tributaries.

A Flood Hazard Area Verification Approval – Delineation of Riparian Zone Only was obtained from the NJDEP on June 4, 2025, File/Activity No. 1418-04-0003.1 LUP 250001. This established that the adjacent watercourse along the southern portion of the site has a drainage area of less than 50 acres and therefore does not have a regulated flood hazard area. This approval did establish that this watercourse had an associated riparian zone of 300 feet which extends from the top of bank of the watercourse. There is no proposed land disturbance within this riparian zone and therefore no flood hazard area permits are required. Additionally, we reviewed FEMA Flood maps and there are no flood hazard areas shown within the project site.

Under NJAC 7:8-5.6, there are four ways to satisfy runoff control. Specifically, subparagraph 3 states: *“Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10-, and 100-year storm events are 50, 75, and 8- percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed.”* Management of the site’s stormwater is fully detailed in the Stormwater

Management Report for this project as prepared by Bowman Consulting Group and dated February 12, 2026.

Additionally, wetland areas were delineated, and a Letter of Interpretation (LOI) Line Verification was issued by the NJDEP on February 19, 2025. The LOI, File/Activity No. 1418-04-0003.1 FWW 230001, established that the isolated wetland area had a 50-foot transition area, the State Open Water segments had no transition area, and the other wetland line segments had a 150-foot transition area. There is no proposed land disturbance within the wetland areas or the wetland transition areas and therefore no freshwater wetland permits are required.

H. Subsurface Water

This section of the report describes the subsurface water conditions on the site both in terms of depth to groundwater and water recharge capabilities of the site. The site was analyzed to determine the deficit in average annual groundwater recharge created by the site's development. The groundwater recharge calculations for the project's stormwater management systems are fully described in the aforementioned Stormwater Management Report.

Groundwater was only encountered in three (3) of the almost 100 test pits. In those few test pits where groundwater was encountered it was at a depth of approximately 11 feet below grade. It should be anticipated that seepage of water perched atop impermeable layers or trapped within locally porous zones may occur in construction excavations at varying depths throughout the site. Soil mottling indicative of the seasonal high groundwater level was not observed in any of the test pits performed by the study referenced above. Therefore, it is believed that the seasonal high ground water elevation is below the completion depths of the borings and test pits.

The project site has no existing or proposed water wells for on-site water production. All water will be supplied by NJ American Water – Short Hills Division. See the water quality and supply section of this report for more information.

I. Unique, Scenic and/or Historic Features

This project site is not included in the Borough of Mendham's Master Plan – Historic and Cultural Sites Listings. Although the front approximately 150 feet of the property is located within the Historic District Overlay Zone, the Borough's Affordable Housing Overlay ordinance for the subject site does not require the subject property to be reviewed by the Historic Preservation Review Commission. The project site is not known to have any unique, scenic and/or historic features. Also, the NJDEP GeoWeb does not map the project site as being within a Historic Archaeological Site Grid, but it is eligible to be Nationally Registered.

J. Water Quality and Supply

A project-specific Stormwater Management Plan, dated February 12, 2026, and prepared by Bowman Consulting Group, is submitted as part of the overall application package. This report summarizes the design objectives, methodology, and calculations used to analyze the conveyance and discharge of stormwater runoff leaving the project site. The Stormwater Management Plan includes onsite surface bio-retention systems and subsurface infiltration systems to meet the requirements of stormwater runoff quantity reductions, water quality, and groundwater recharge per NJDEP's Stormwater Rules (NJAC 7:8).

The project site is identified in the Morris County Wastewater Management Plan (WMP) as being in the "Day Top Village" sewer service area. The site currently provides for on-site sewage disposal utilizing individual septic systems under a New Jersey Pollution Discharge Elimination System (NJPDES) permit (NJG0102954). In discussions with the Borough sewer operator and sewer consultant, a Water Quality Management Plan (WQMP) revision application was prepared and submitted to the NJDEP's Water Quality Management Planning Unit. The NJDEP determined that a revision to the WMP was not necessary and determined that the site was already consistent with the WQMP.

Therefore, the project site has been determined to be within the sewer service area of the Mendham Borough Water Reclamation Facility (WRF). Sanitary sewer service for the northern residences will be provided via proposed gravity sewer mains through the site to an existing sanitary sewer located along West Main Street and the sanitary sewage from the residences in the southern portion of the site will be collected via gravity sewer mains to a proposed pump station located at the southern end of the site that will connect to the gravity system in the northern portion of the site via a force main.

K. Miscellaneous

1. Air Quality

During the construction phase, emissions will occur from construction equipment and trucks hauling materials and equipment. The operation of vehicles and equipment when in use will in accordance with local and State requirements. Operators will be directed to turn off motors while the vehicles and equipment are not in use. Following construction, occupation and use of the residential dwellings will not result in an adverse increase of air emissions inconsistent with current development patterns that exist in the area. The level of traffic generated from construction and use of the proposed project is not anticipated to adversely impact air quality in the neighborhood or region.

2. Noise Characteristics and Levels

Noise emissions from mechanical equipment will increase during the construction of the project. Typical noise levels from representative construction equipment are provided in Table 2, below:

Table 2: Typical Construction Equipment Noise Emissions Levels	
Equipment	Typical Noise Level 50ft from Source, dBA
Air Compressor	80
Backhoe	80
Ballast Equalizer	82
Ballast Tamper	83
Compactor	82
Concrete Mix	85
Concrete Pump	82
Concrete Vibrator	76
Crane, Derrick	88
Crane, Mobile	83
Dozer	85
Generator	82
Grader	85
Impact Wrench	85
Jack Hammer	88
Loader	80
Paver	85
Pile-driver (Impact)	101
Pile-driver (Sonic)	95
Pneumatic Tool	85
Pump	77
Rail Saw	90
Rock Drill	95
Roller	85
Saw	76
Scarifier	83
Scraper	85
Shovel	82
Spike Driver	77
Tie Cutter	84
Tie Handler	80
Tie Insertter	85
Truck	84
Source: NTA, 2018	

Increases in noise emissions from this type of equipment will be limited to the construction phase of the project. Noise emissions on the project site will decrease following the construction phase to levels that are consistent with the existing residential neighborhood noise characteristics. Noise will be generated primarily by vehicular traffic from residents and visitors, landscaping activities, and from delivery/maintenance vehicles.

III. IMPACT

The proposed project will involve disturbance of some previously undeveloped land, including woodlands. However, there are no impacts to environmentally regulated areas including freshwater wetland transition areas or flood hazard riparian zones. However, as indicated in this report, the subject wooded area is not unique, is a very small part of a vast area of similar habitat with the same environmental ranking. In addition, the proposed development has been designed to minimize environmental impacts to the greatest extent possible. Based on the described nature of the cited woodlands and other open space and field areas, no significant long-term adverse impacts to the site or surrounding area are expected as result of the proposed development. However, development will always have inherent unavoidable adverse impacts. Those associated with this project as related primarily to construction activities and are discussed below:

A. Water Quality

During construction of the project, minor impacts to water quality can be expected as a result of soil erosion. Although this will be managed and minimized through implementation of a Soil Erosion and Sediment Control Plan, some erosion may occur, particularly during periods of heavy precipitation.

Additionally, greases, sealants, tars and oils associated with construction vehicles may contribute to minor water quality degradation during construction. Post-construction impacts to water quality are mainly associated with the increase in runoff from the new development. However, runoff will be controlled through the use of the proposed best management practices and water quality control measures as discussed in this report and as detailed in the Stormwater Management Report.

B. Soils

Soil erosion associated with construction activities will be minimized through implementation of a detailed Soil Erosion and Sediment Control Plan and careful planning and execution of soil movement operations. The applicable notes and details are provided on the Preliminary and Final Site Plans.

C. Vegetation and Threatened and Endangered Species

As indicated, construction of the project will result in the clearing of some woodlands. This impact will be minimized by the use of retaining walls and will be mitigated by the implementation of a comprehensive landscaping plan and by planting of replacement trees, utilizing native plant species to the greatest extent feasible. Where appropriate, replacement trees selected will be those most preferred by the identified bird species. In addition, all of the freshwater wetlands and transition areas will be preserved and protected from disturbance through site preservation.

The fact that the wooded environment being impacted is not uncommon to the overall area and is in close proximity to other undeveloped areas, the quality of the existing woodland as bird habitat will have a minimal adverse impact to the area's bird habitat.

D. Air Quality

Air quality on and, to a limited extent, near the site will be affected during construction of the project. Likely sources of pollution during construction include increased vehicular traffic (including construction, delivery and worker vehicles), dust generated by grading and other earth moving, and fumes from paving and related activities. These are considered short-term impacts and will cease upon completion of the construction phase.

There will be no permanent significant adverse impacts to air quality as a result of the proposed project since the construction related impact will cease upon the completion of the project.

IV. ENVIRONMENTAL PERFORMANCE CONTROLS

A. Drainage Plans

A comprehensive stormwater management design has been prepared for this development, consistent with the Residential Site Improvement Standards (RSIS) and NJAC 7:8. The proposed stormwater management system is compliant with local and State regulations.

B. Sewage Disposal Techniques

Sanitary waste generated by this proposed residential project will discharge to the Borough of Mendham sewer conveyance system which connects to the Mendham Borough Water Reclamation Facility (WRF). Sanitary sewer service for the residences will be provided via a proposed gravity sewer main and forced

sewer main through the site to an existing sanitary sewer located along the north side of the site.

C. Water Supply and Water Conservation Proposals

As stated earlier in this report, the water supply will be serviced from the NJ American Water – Short Hills water system. No on-site production wells are proposed for the new development. The project site will be supplied and serviced by public water lines, owned, and operated by the NJ American Water – Short Hills Division. The proposed residential buildings will be constructed utilizing current water conservation standards with appropriate fixtures.

D. Site Design Techniques

The site design was developed to be sensitive to the existing natural environment features on site including the existing topography, woodland, and freshwater wetlands. The site layout utilizes retaining walls to minimize the impact of the existing slopes and positioned to minimize impact to the existing woodland and wetlands. The proposed landscape plantings are designed to provide aesthetic and native improvements to the local site and environment.

E. Energy Conservation Measures

The site design has considered energy conservation measures including building orientation and layout. The road and buildings are proposed to leverage natural topography. Landscaping is proposed along the west side of the property to provide shade during the summer season as well as using native plants that require less irrigation and maintenance, reducing energy for water transport. As far as the buildings, walls and attic ceilings will include insulation meeting or exceeding provisions set forth by New Jersey codes for townhomes under the 2021 IRC NJ Edition and other applicable codes. All double-glazed windows will have U-values of .30 and SHGC values of .40 (or better). HVAC systems will include heating systems with 96% AFUE gas furnaces and cooling system with 16SEER2 split system air conditioners within each dwelling unit. Water heaters will be .95 UEF gas water heaters within each dwelling unit. Low-Flow Plumbing fixtures will include showerheads with 2.0 gpm or lower, toilets with 1.28 gpf or lower, bathroom faucets with 1.0 gpm or lower and kitchen faucets with 1.5 gpm or lower within each dwelling unit. All will be Water-Sense labeled. High-Efficiency Appliances include 100 LED lighting and at least 80% of the fixture will be Every Star qualified. Additionally, refrigerators, dishwashers, washers and dryers will be Energy Star qualified.

F. Noise Reduction Techniques

After construction, the noise levels should be typical of pre-development levels and typical of a suburban environment. Ambient background noise levels would mostly result from motor vehicles in operation and the vehicular traffic along West Main Street.

G. On-Site and Off-Site Public Improvements

The on-site and off-site public improvements relate to the proposed utility improvements associated with the project. These improvements will provide an enhanced living environment with all the necessities of the current day life, while minimizing their potential impact to the existing environment.

V. ALTERNATIVES

The alternatives assessment included a three-step procedure to 1) avoid, 2) minimize, and/or 3) compensate. The alternatives assessment identifies potential impacts and identifies measures or design elements to avoid or mitigate adverse impacts. Potential alternative locations for the footprint of disturbance within the project site were reviewed, and options for modifying its size and scale were assessed to identify the least footprint of disturbance. We note that affordable housing as stipulated in the Township Housing and Fair Share Housing Plan will not be achieved by implementing any of the below described steps.

Avoid the Impact

The project site contains vegetated areas including woodland, shrubs, grasses, and wetlands. The development of the site cannot avoid displacement of vegetated areas. The project design locates a portion of the residential buildings in areas that have been previously cleared. The site development avoids regulated environmentally sensitive areas, including wetlands, wetland transition areas and riparian zones. The amount of impervious coverage created is well below that permitted by ordinance which preserves open space and permits the creation of landscaping enhancements throughout the site.

Minimize the Impact

A project that is reduced in scale, including an alternative that contains fewer dwelling units, would have a reduced impact to the existing vegetation and topography. The density of this development has already been reduced from a prior development program and the ability to connect this development to the Borough's treatment plant has eliminated the need to provide an on-site wastewater disposal system. This project design locates a portion of the residential

buildings in areas that have been previously cleared, minimizing the impact to sensitive areas including the wetlands, steep slopes and woodlands. In addition, retaining walls have been included in the design to minimize disturbance to soils and steep slopes.

Mitigate the Impact

Permanent impacts to the vegetated areas will occur as result of the project. Steps to minimize the environmental damage are provided in the Environmental Performance Control Section of this report.

VI. LICENSES, PERMITS AND OTHER APPROVALS REQUIRED BY LAW

Following is a list of probable permits and approvals required for this project:

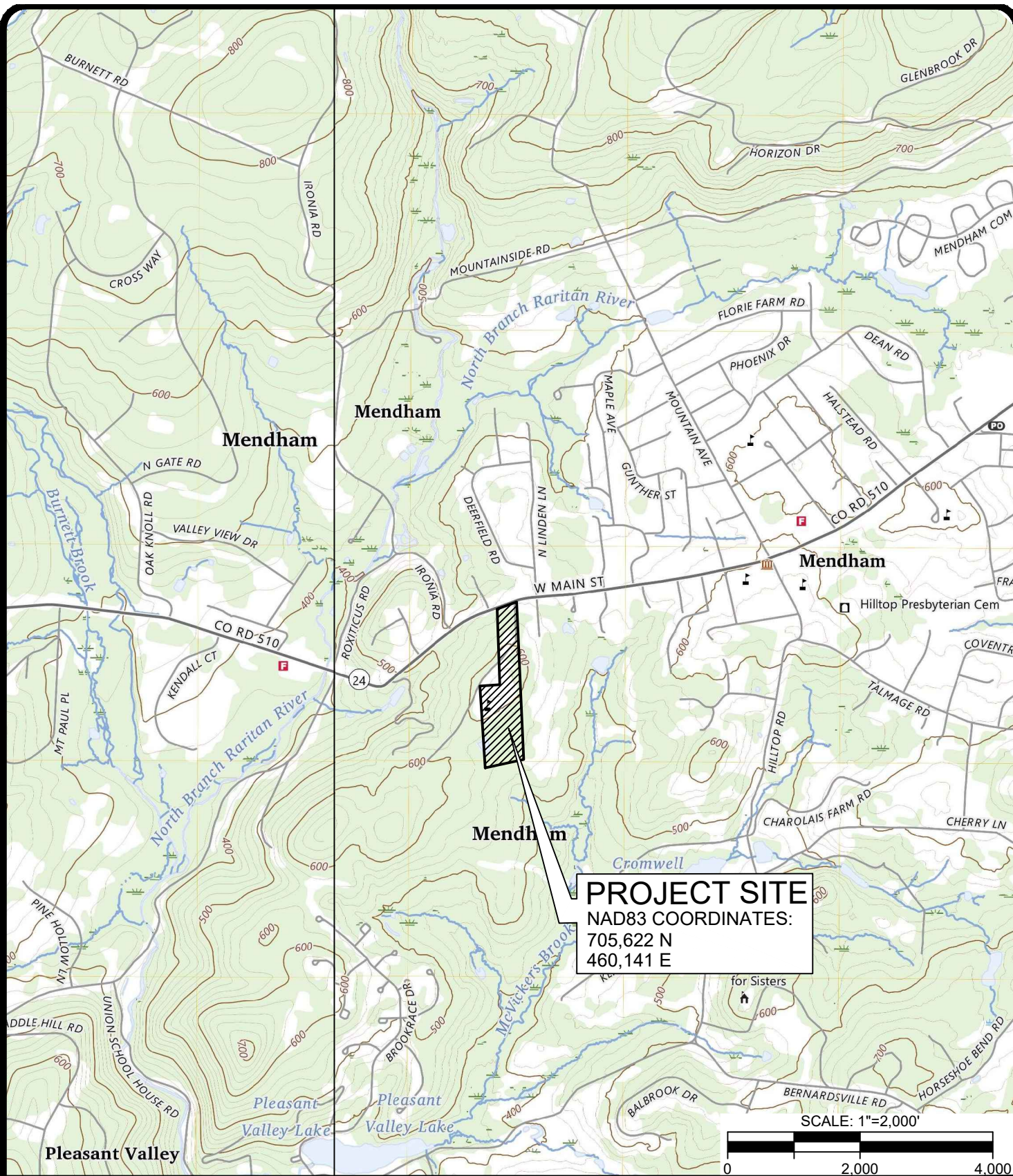
PROJECT APPROVAL / PERMIT STATUS			
AGENCY	APPROVAL / PERMIT	SUBMISSION DATE	APPROVAL DATE
MUNICIPAL APPROVALS			
Borough of Mendham Planning Board	Approval		
Borough of Mendham Sewer Department	Approval		
Borough of Mendham Soil Movement Permit	Approval		
FLOOD HAZARD AND WETLAND PERMITS			
NJDEP	Wetlands Letter of Interpretation	1/19/23	2/19/25
NJDEP	Flood Hazard Area Verification	3/5/25	6/4/25
OTHER OUTSIDE AGENCY APPROVALS			
Morris County Soil Conservation District	SE&SC Plan Certification		
Morris County Planning Boards	County Planning Board Approval		
Morris County Division of Engineering & Transportation	Road Opening, Driveway Permit		
Borough of Mendham Sewer Department	TWA Endorsement		
NJDEP – TWA	TWA Approval		

NJDEP – Stormwater Discharge General Permit	Authorization to Discharge 5G3-Construction Activity Stormwater		
NJ American Water – Short Hills	Permit Endorsement		
WILL SERVES (UTILITIES)			
Borough of Mendham Water Reclamation Facility (WRF)	Will Serve	1/22/26	Pending
NJ American Water – Short Hills	Will Serve	2/4/26	Pending
PSE&G – Gas	Will Serve	2/17/26	Pending
Verizon – Telephone	Will Serve	2/4/26	2/11/26
Optimum/Altice	Will Serve	2/17/26	Pending
JCPL – Electric	Will Serve	2/4/26	2/5/26

VII. DOCUMENTATION

SEE LIST OF APPENDICES

APPENDIX A
USGS QUADRANGLE MAP



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Phone: 973-359-8400
 FAX: 973-359-8455
 NJ Certificate of Authorization
 No. 24GA28222600

DATE: 02-16-2026

SCALE:
 1"=2,000'

CHKD.:

PROJ.: 081228-03-002

Bowman

GREENS AT MENDHAM VILLAGE USGS MAP

BLOCK 1801, LOT 5

TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY

APPENDIX B

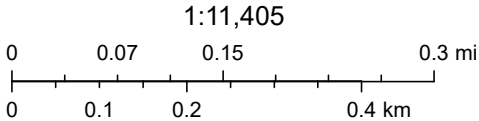
AERIAL MAP

The Greens at Mendham - 2020 Aerial



2/16/2026, 3:04:57 PM

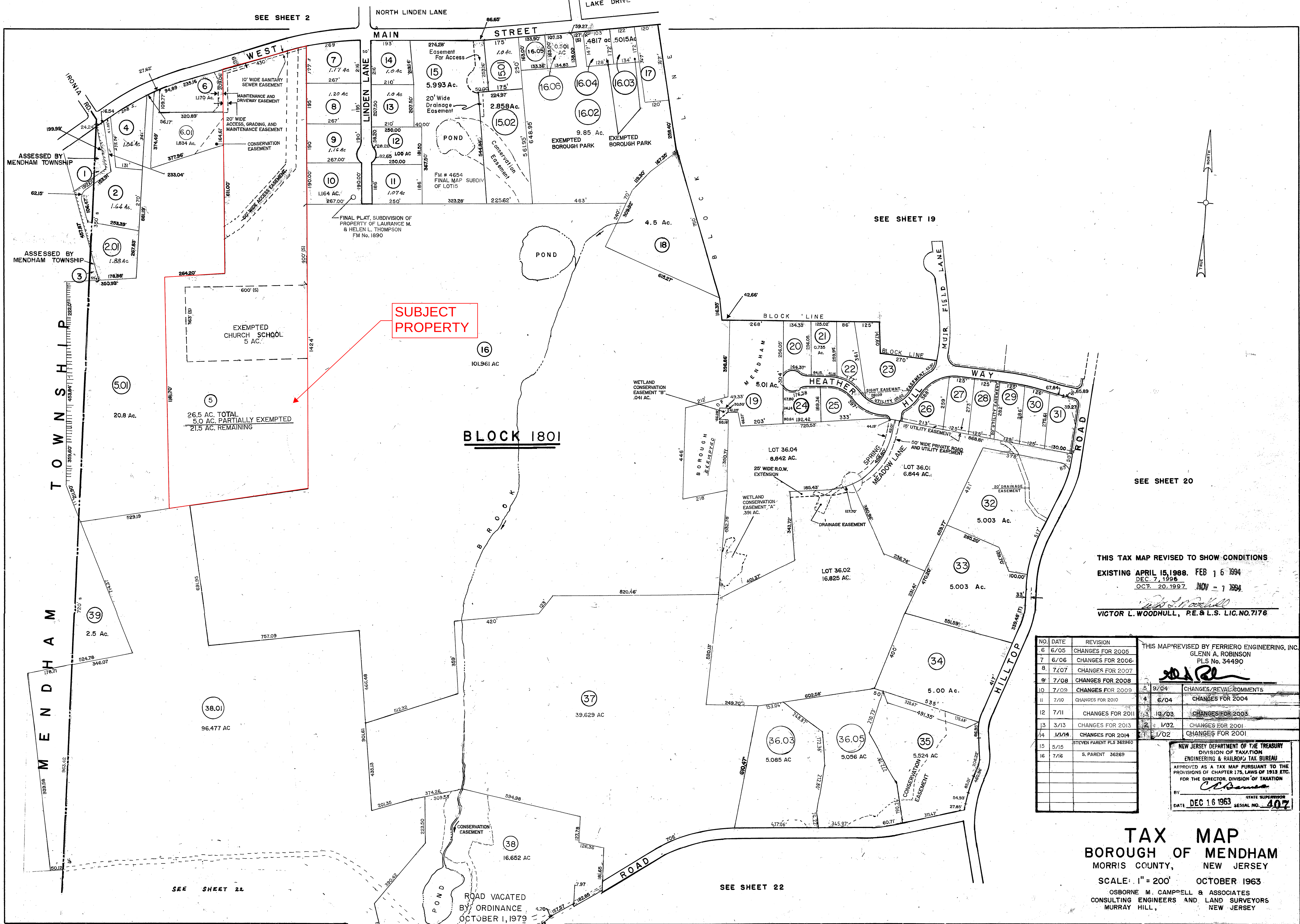
- County Boundaries
- Road Centerlines
- Parcels Data (Block and Lot)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

APPENDIX C

TAX MAP



THIS TAX MAP REVISED TO SHOW CONDITIONS
EXISTING APRIL 15, 1988. FEB 16 1994
DEC. 7, 1996
OCT. 20, 1997 NOV - 7 1999
VICTOR L. WOODHULL, P.E. & L.S. LIC. NO. 7176

NO. DATE		REVISION	THIS MAP REVISED BY FERRIERO ENGINEERING, INC. GLENN A. ROBINSON PLS No. 34490
6	6/05	CHANGES FOR 2005	
7	6/06	CHANGES FOR 2006	
8	7/07	CHANGES FOR 2007	
9	7/08	CHANGES FOR 2008	
10	7/09	CHANGES FOR 2009	5 9/04 CHANGES/REV. COMMENTS
11	7/10	CHANGES FOR 2010	4 6/04 CHANGES FOR 2004
12	7/11	CHANGES FOR 2011	3 10/03 CHANGES FOR 2003
13	3/13	CHANGES FOR 2013	2 1/02 CHANGES FOR 2001
14	1/1/14	CHANGES FOR 2014	1 1/02 CHANGES FOR 2001
15	5/15	STEVEN PARENT PLS 362960	
16	7/16	S. PARENT 362969	

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
ENGINEERING & RAILROAD TAX BUREAU
APPROVED AS A TAX MAP PURSUANT TO THE
PROVISIONS OF CHAPTER 175, LAWS OF 1913 ETC.
FOR THE DIRECTOR, DIVISION OF TAXATION

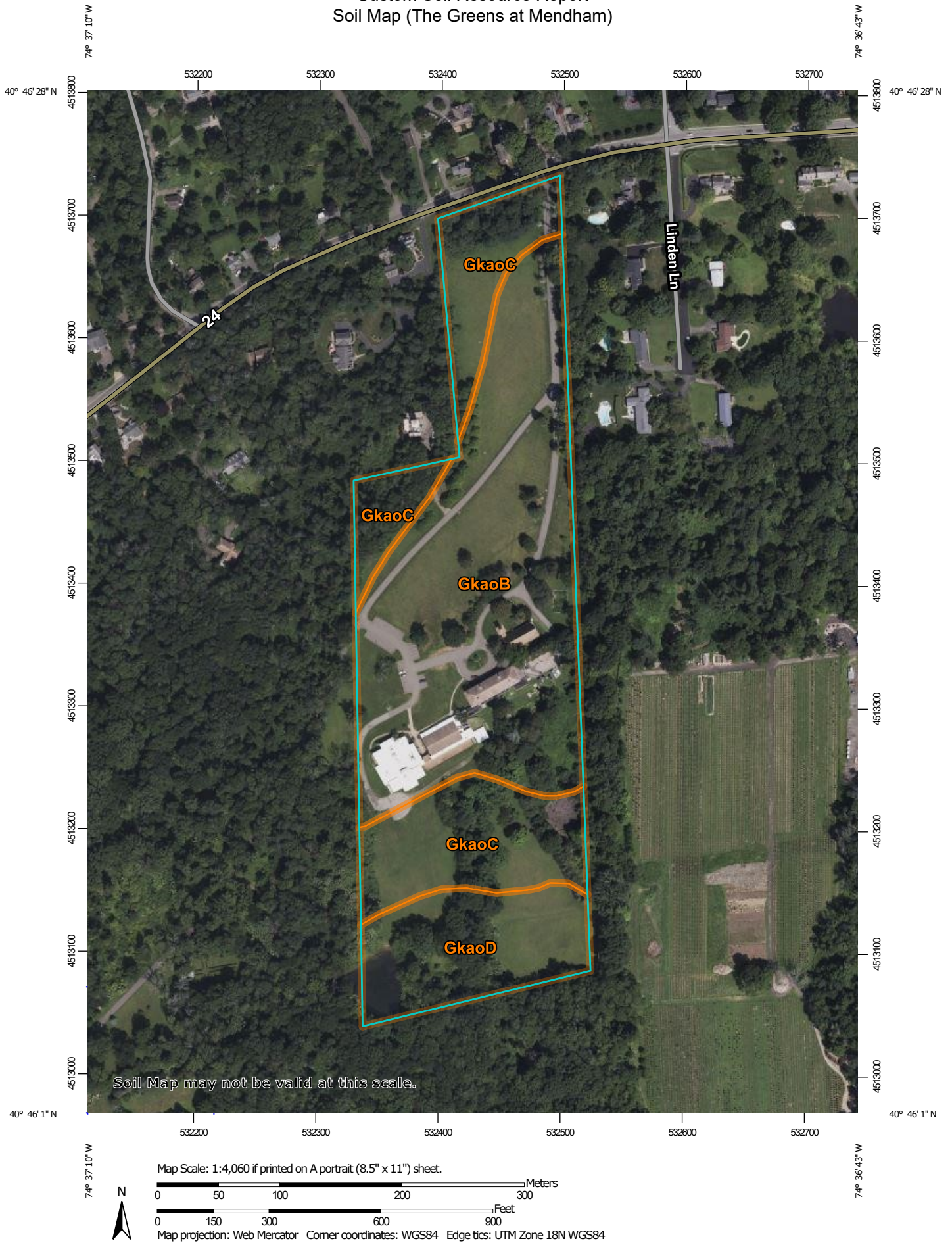
BY
DATE DEC 16 1963 STATE SUPERVISOR SERIAL NO. 407

TAX MAP
BOROUGH OF MENDHAM
MORRIS COUNTY, NEW JERSEY
SCALE: 1" = 200' OCTOBER 1963
OSBORNE M. CAMPBELL & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
MURRAY HILL, NEW JERSEY

APPENDIX D

NRCS COUNTY SOILS REPORT

Custom Soil Resource Report
Soil Map (The Greens at Mendham)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

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: Morris County, New Jersey
Survey Area Data: Version 20, Aug 28, 2025

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

Date(s) aerial images were photographed: Mar 13, 2021—Sep 14, 2021

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.

Map Unit Legend (The Greens at Mendham)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GkaoB	Gladstone gravelly loam, 3 to 8 percent slopes	14.0	56.1%
GkaoC	Gladstone gravelly loam, 8 to 15 percent slopes	7.0	28.2%
GkaoD	Gladstone gravelly loam, 15 to 25 percent slopes	3.9	15.8%
Totals for Area of Interest		24.9	100.0%

Map Unit Descriptions (The Greens at Mendham)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Morris County, New Jersey

GkaoB—Gladstone gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2v7gk
Landscape: Piedmonts
Elevation: 250 to 1,200 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Gladstone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladstone

Setting

Landscape: Piedmonts
Landform: Foot hills hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy colluvium derived from granite and gneiss and/or loamy residuum weathered from granite and gneiss

Typical profile

Ap - 0 to 10 inches: gravelly loam
Bt1 - 10 to 22 inches: sandy clay loam
Bt2 - 22 to 37 inches: loam
C - 37 to 66 inches: sandy loam
R - 66 to 76 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 60 to 80 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest
Hydric soil rating: No

Minor Components

Califon

Percent of map unit: 5 percent
Landscape: Piedmonts
Landform: Upland flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Annandale

Percent of map unit: 5 percent
Landscape: Old piedmonts
Landform: Hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Parker

Percent of map unit: 5 percent
Landscape: Piedmonts
Landform: Hills
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

GkaoC—Gladstone gravelly loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2v7gl
Landscape: Piedmonts
Elevation: 250 to 1,200 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 170 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Gladstone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladstone

Setting

Landscape: Piedmonts

Landform: Hillslopes

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loamy colluvium derived from granite and gneiss and/or loamy residuum weathered from granite and gneiss

Typical profile

Ap - 0 to 10 inches: gravelly loam

Bt1 - 10 to 22 inches: gravelly sandy clay loam

Bt2 - 22 to 37 inches: gravelly loam

C - 37 to 66 inches: gravelly sandy loam

R - 66 to 76 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 65 to 67 inches to lithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest

Hydric soil rating: No

Minor Components

Parker

Percent of map unit: 5 percent

Landscape: Piedmonts

Landform: Hillslopes

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Califon

Percent of map unit: 5 percent

Landscape: Piedmonts

Landform: Upland flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Custom Soil Resource Report

Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Annandale

Percent of map unit: 5 percent
Landscape: Old piedmonts
Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

GkaoD—Gladstone gravelly loam, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2v7hd
Landscape: Piedmonts
Elevation: 250 to 1,200 feet
Mean annual precipitation: 30 to 64 inches
Mean annual air temperature: 46 to 79 degrees F
Frost-free period: 131 to 178 days
Farmland classification: Not prime farmland

Map Unit Composition

Gladstone and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gladstone

Setting

Landscape: Piedmonts
Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loamy colluvium derived from granite and gneiss over loamy residuum weathered from granite and gneiss

Typical profile

Ap - 0 to 10 inches: gravelly loam
Bt1 - 10 to 22 inches: gravelly sandy clay loam
Bt2 - 22 to 37 inches: gravelly loam
C - 37 to 66 inches: gravelly sandy loam
R - 66 to 80 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent

Custom Soil Resource Report

Depth to restrictive feature: 65 to 67 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F148XY024PA - Moist, Piedmont - felsic, Upland, Mixed Oak - Hardwood - Conifer Forest
Hydric soil rating: No

Minor Components

Annandale

Percent of map unit: 5 percent
Landscape: Piedmonts
Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Califon

Percent of map unit: 5 percent
Landscape: Piedmonts
Landform: Upland flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Parker

Percent of map unit: 5 percent
Landscape: Piedmonts
Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

APPENDIX E

NJDEP FRESHWATER WETLANDS LETTER OF INTERPRETATION: LINE VERIFICATION



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.dep.nj.gov/wlm/lrp

February 19, 2025

Mark S. Calabro
NJ Communities, LLC
1625 Route 10
Morris Plains, NJ 07950

RE: Freshwater Wetlands Letter of Interpretation: **Line Verification**
File and Activity No.: 1418-04-0003.1 FWW230001
Applicant: NJ Communities, LLC
Block and Lot: [1801, 5]
Mendham Borough, Morris County
Watershed: Raritan River NB (above Lamington)
Sub-watershed: Raritan R NB(incl McVickers to India Bk)

Dear Mr. Calabro:

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

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

Based upon the information submitted, and upon site inspections conducted by Division staff on September 13 and October 4, 2023, and February 5 and November 21, 2024, the Division has determined that the wetlands and waters boundary line(s) are accurate as shown on the survey plan entitled: **"WETLAND SURVEY WEICHERT DEVELOPMENT COMPANY BLOCK 1801, LOT 5 80-88 WEST MAIN STREET (A.K.A. COUNTY ROUTE 24) BOROUGH OF MENDHAM MORRIS COUNTY, NEW JERSEY"**, Sheet No. 1 of 1, prepared by Bowman Consulting Group LTD, dated December 2, 2022, and last revised **February 6, 2025**.

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

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

Wetlands Resource Value Classification ("RVC")

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

Exceptional: Line Segments L-6 to L-34 and L-35 to L-40. [150-foot transition area]

Intermediate: Line Segments L-1 through L-5. [50-foot transition area]

State Open Water: Line Segments L-41 to L-49, and within the wetland boundaries. [No transition area]

The Division has determined that the wetlands identified above as exceptional resource value are due to the presence of documented and suitable habitat for endangered and/or threatened species and due to discharging into FW-1 or FW-2 trout production waters and their tributaries. Additionally, the Division has determined that the following freshwater wetlands onsite are isolated and not part of a surface water tributary system: [Line Segments L-1 through L-5]. Please be advised that there are wetlands on the subject site which may meet the definition of a "vernal habitat" under N.J.A.C. 7:7A-1.3. RVC and all other designations may affect requirements for wetland, State open water, and/or transition area permitting, such as the requirements for an Individual Wetlands Permit (N.J.A.C. 7:7A-9 and 10), the types of General Permits by Certification or General Permits available (N.J.A.C. 7:7A-5, 6 and 7), and any modification available through a Transition Area Waiver (N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 *et seq.*) and implementing rules for additional information.

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

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and/or endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

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

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

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Department can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

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

Recording

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

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

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

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, 401 E. State Street, Mail Code 401-07A, P.O. Box 420, Trenton, NJ 08625-0420. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.dep.nj.gov/wlm/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available at www.dep.nj.gov/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 visit the website www.nj.gov/dep/odr for more information on this process.

If you have any questions regarding this letter, please contact Scarlett Simpson of our staff by e-mail at Scarlett.Simpson@dep.nj.gov or by phone at (609) 777-0454. Be sure to indicate the Department's file number in all communication.

Sincerely,



Ariana Tsiattalos



DN: C=US,
E=Ariana.Tsiattalos@dep.nj.gov,
CN=Ariana Tsiattalos

Ariana Tsiattalos, Environmental Specialist 3
Division of Land Resource Protection

e-copy: Municipal Clerk
Agent – David Krueger, Environmental Technology, Inc.

APPENDIX F

NJDEP FLOOD HAZARD AREA VERIFICATION APPROVAL



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

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

June 4, 2025

Mr. Mark S. Calabro
NJ Communities LLC
1625 Route 10
Morris Plains, NJ 07950

Re: Flood Hazard Area Verification Approval – Delineation of Riparian Zone Only
File and Activity No.: 1418-04-0003.1 LUP250001
Applicant: NJ Communities LLC
Block(s) and Lot(s): [1801; 5]
Mendham Borough, Morris County

Dear Mr. Calabro:

This letter is in response to your request for a flood hazard area verification along McVickers Brook tributary located at the above-referenced site. The Department has reviewed your application and hereby verifies the drainage area of McVickers Brook tributary is less than 50 acres. Therefore, the tributary does not possess a flood hazard area that is regulated under N.J.A.C. 7:13-2.3(b).

The onsite riparian zone extends 300 feet from the top of bank along both sides of each regulated water on or near this site. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with the definition of the top of bank at N.J.A.C. 7:13-1.2. This riparian zone width onsite is due to category-one waters, in accordance with N.J.A.C. 7:13-4.1(c)1.

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, a general permit by certification at N.J.A.C. 7:13-8, a general permit at N.J.A.C. 7:13-9, or an individual permit at N.J.A.C. 7:13-10. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

In accordance with section N.J.A.C. 7:13-5.3(e), a person who is issued a verification pursuant to this subchapter shall be entitled to rely on the determination of the Department, concerning the presence, absence, or extent of flood hazard areas, riparian zones, or floodways for the term specified in this approval, unless the Department determines that the verification is based on inaccurate or incomplete information, in which case the Department may void the original verification and issue a new verification reflecting the actual conditions on the site. For example, the verification may be revised to reflect additional flood hazard areas or riparian zones identified

after verification issuance; or if a threatened or endangered species habitat is disclosed or discovered after the verification was issued, the Department may correct the width of the riparian zone.

The drawing hereby approved consists of one (1) sheet, prepared by Bowman Consulting Group, Ltd., dated January 14, 2025, last revised **April 11, 2025**, entitled:

"NJ COMMUNITIES, LLC FLOOD HAZARD AREA VERIFICATION - RIPARIAN ZONE PLAN BLOCK 1801, LOT 5 BOROUGH OF MENDHAM, MORRIS COUNTY, NEW JERSEY", Sheet No. 1 of 1

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

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification;
5. The width and location of any riparian zone approved under the verification; and
6. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact Watershed & Land Management at (609) 777-0454 for more information prior to any construction onsite."

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Programs public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also, this determination does not affect the applicant's responsibility to obtain any local, State or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date and it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-22.4. Pursuant to N.J.A.C. 7:13-5.4(a), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities authorized under the individual permit or general permit authorization. All pre-construction and post-

construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

In accordance with N.J.A.C. 7:13-23.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, PO Box 420, Trenton, NJ 08625-0420. This request shall include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/> and the Checklist is available through the Program's website at <http://www.nj.gov/dep/landuse/forms.html>.

Please contact Neelofar Qureshi at Neelofar.Qureshi@dep.nj.gov or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,



Digitally signed by Dennis Contois

Date: 2025.06.05 11:51:10 -04'00'

Dennis Contois, Supervising Environmental Engineer
Bureau of Flood Hazard Area & Stormwater Engineering
Watershed & Land Management

e-copy Agent
Municipal Clerk: