

LAND DEVELOPMENT REVIEW ENVIRONMENTAL WORKSHEET

**HARRISON TOWNSHIP ENVIRONMENTAL IMPACT REPORT  
WORKSHEET**

The purpose of this worksheet is to assist the Harrison Township Planning Board and Environmental Commission in determining the environmental impact of a proposed project. The Board and Commission will review the information as part of the preliminary/final EIR requirements. If the information supplied is insufficient or a high potential for an adverse environmental impact exists, then additional details on specific environmental parameters may be requested.

Please answer all questions and, where more space is needed, attach additional pages.

1. **NAME OF APPLICANT:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_
2. **NAME OF PROPERTY OWNER:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_
3. **BLOCK AND LOT NUMBER:** \_\_\_\_\_
4. **ATTORNEY:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_
5. **ENGINEER:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_
6. **ENVIRONMENTAL CONSULTANT:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone No.: \_\_\_\_\_
7. **NAME OF DEVELOPMENT:** \_\_\_\_\_
8. **TYPE OF DEVELOPMENT:** \_\_\_\_\_
9. **APPLICATION NUMBER:** \_\_\_\_\_  
(This will be assigned by the Secretary after you submit your application.)
10. **APPLICATION STATUS:** ( ) Preliminary ( ) Final
11. **LOCATION OF PROPOSED PROJECT:** \_\_\_\_\_
12. **AREA OF PROJECT:** \_\_\_\_\_ acres;

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**13. GENERAL PLAN AND DESCRIPTION OF PROPERTY AND PROPOSED USE OF SITE:**

Describe the project, specifying what is to be done during construction and operation.

Preliminary: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Final: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**14. GENERALLY DESCRIBE THE PRESENT USE OF THE SITE: \_\_\_\_\_**

\_\_\_\_\_  
\_\_\_\_\_

**15. ENVIRONMENTAL ASSESSMENTS**

15 a. Findings:

- (1) It is in the best interest of the township and its residents to require that preliminary assessments be submitted with those applications for development designated in Subsection B below.
- (2) Such preliminary assessments should provide a history of the site, the prior uses of the land, past and current owners and the potential pollution-related effects of such uses on the property.

15 b. Assessment required.

As part of and as a condition for approval for each application for preliminary major subdivision and preliminary major site plan approval, the developer shall submit a preliminary assessment.

15 c. Contents of assessment.

The preliminary assessment shall conform to the New Jersey Department of Environmental Protection and Energy's Technical Requirements for Site Remediation (N.J.A.C. 7:26E) and with industry standards for Phase I Environmental Site Assessments (ASTM Designation: E1527-93) and ASTM Standards for Transaction Screening (ASTM Designation: E1528-93). The

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preliminary assessment should be performed by qualified firms or individuals, and a preliminary assessment report must be submitted to the township at the time that applications for development are submitted. The applicant shall submit 4 copies to the review board. The minimum required scope of work for the preliminary assessment will include:

- (1) Records review.
- (2) Site reconnaissance.
- (3) Interviews.
- (4) Preparation of report.

15 d. Review of regulatory agency file data, environmental reports, aerial photographs and property ownership records:

File data and existing reports should be reviewed to determine if any existing documents show that the site was used for waste disposal or burial and to determine if the site has previously been identified as a suspected source or receptor of contamination. The minimum documents that should be reviewed for this requirement include, but are not limited to:

- (1) Environmental Protection Agency (EPA) and State of New Jersey databases. The EPA and state database should be reviewed to determine if National Priority Lists (Superfund NPL) or state superfund sites or other alleged contamination sites are located within the minimum search distance as specified within the ASTM standards.
- (2) Historical aerial photographs. If available, aerial photographs from the 1940's to current periods should be reviewed and submitted with the report. The photographs will be inspected for signs of landfills, excavations, vegetation stress or other features indicative of contamination, both on and adjacent to the site. The preferred scale of the photographs is one inch equals two hundred feet (1"=200'), and stereoscopic pairs are recommended.
- (3) A copy of the full title report and all property owners from 1940 to the present.
- (4) Local and county files of the health, zoning, construction code, environmental, police and fire departments.

15 e. Site inspection:

The environmental consultant shall physically inspect the site. The consultant should collect information on these subjects, as appropriate, to identify past or current practices which could cause soil or groundwater contamination or which could cause contamination in any structures at the property, including but not limited to:

- (1) Past and current materials use.
- (2) Storage, handling and disposal of wastes at the subject property, as applicable.
- (3) The number and location of chemical storage containers, such as drums and storage tanks, and the materials stored in them.

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- (4) Transformers and capacitors at or directly adjacent to the property for signs of leaks, spills and fires.
- (5) The properties and structures around the site to document evidence of obvious and severe impacts from the adjacent properties on the subject property. Examine exterior of adjacent buildings and grounds of adjacent properties for evidence of staining and spills.

### 15 f. Interviews:

The environmental consultant shall conduct interviews with local government officials, occupants and adjoining property owners relative to obtaining information indicating recognized environmental conditions in connection with the property. The interviews shall generally confirm:

- (1) The prior uses of the property.
- (2) Conditions or events related to environmental conditions.
- (3) Questions about helpful documents.
- (4) Prior assessments.
- (5) Proceedings involving the property.

### 15 g. Report:

The environmental consultant should prepare a report that includes, but is not limited to:

- (1) A description of the physical site, including a description of the adjoining site history and the surrounding land use.
- (2) A United States Geological Survey (USGS) topographic map indicating the location of the site.
- (3) A site map showing slopes, ponds, streams, flood hazard areas, wetlands, water tables, and other environmentally sensitive areas.
- (4) A list of all hazardous substances or wastes that are or were at the site.
- (5) A description of past and present production processes, including water use, disposal discharge and storage practices and containers.
- (6) A list of the environmental reports, permits and background documents reviewed.
- (7) A list of interviewees and their specific comments identified by each interviewee.
- (8) A discussion of causes of environmental concern, as applicable, such as underground storage tanks, PCB's, historic pesticide use, historic landfills, asbestos and other applicable environmental hazards.
- (9) Statements regarding the presence of wells on-site, and a statement regarding the presence or past presence of septic systems or other subsurface disposal systems, results of any water or soil testing and seasonal water tables.
- (10) The results of contact with regulatory agencies concerning potential contaminated sites in the site vicinity.
- (11) Prints of all aerial photographs.
- (12) A table that indicates the dates of property ownership from 1940 to the present and the corresponding property use(s) for those years, if known.

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- (13) A description of the methods of disposal of solid waste generated at, stored at, transported to or disposed of at the subject site.
- (14) A discussion of potential contamination in the soil and groundwater of the site.
- (15) A description of past remedial operations, including results, sampling and testing data.
- (16) A description of the passive or active radon collection and removal systems planned. Note that Harrison Township is a Tier 1 Radon community and the components of an active system are to be installed at the time of construction. Activation will depend upon testing for Radon. *(Note that all new houses in Harrison are built with a passive radon system installed. The new owner can elect to have radon testing done and system activated.)*
- (17) All trees within the area of disturbance must be identified on the site map, and a list showing the number and species of such trees having a diameter as per ordinance must be provided.
- (18) A list of all federal, state and local environmental permits, past and present, for which this project has applied, or which have previously been obtained for the site, and the status of each permit.
- (19) A list of all administrative, civil and criminal enforcement actions for alleged violations of environmental laws and regulations, including their resolution.
- (20) The resume, or curriculum vitae, of the individuals who performed the preliminary assessment.

### 15 h. Preparer qualifications:

The individuals who conduct the preliminary assessment shall be environmental professionals, as defined within the ASTM Standard. Individual qualifications must show that the person(s) conducting the preliminary assessment are qualified to conduct environmental assessments based on education and previous project experience. The resume or curriculum vitae should indicate that the assessor has knowledge of current investigative techniques and standards.

### 15 i. Insurance:

The firm or individual conducting the preliminary assessment shall carry \$1,000,000 in professional liability insurance.

### 15 j. Preliminary assessment approval; escrow:

The developer shall provide his/her own preliminary assessment report and appropriate escrow for the township professionals for review of the preliminary assessment.

### 15 k. Waiver:

All requests for waiver of requirements of the preliminary assessment shall be forwarded to the township development review board having jurisdiction of the application. The request for waiver shall include justifications for relieving the standards.

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### 15 l. Environmental Commission:

The secretary of the township development review board having jurisdiction of the application shall forward an informational copy of each preliminary assessment to the Harrison Township Environmental Commission.

### 15 m. Further requirements:

Upon review of the preliminary assessment by the development review board engineer and upon the recommendation of such engineer, the development review board may require such other studies, tests or environmental treatments and remedies as may be determined reasonable and necessary for the environmental safety and security of the site, including, but not limited to a site investigation in accordance with N.J.A.C. 7:26E, Cleanups or other remedies.

## 16. ASSESSMENT OF ENVIRONMENTAL IMPACT OF PROJECT

16 a. An assessment supported by environmental data of the environmental impact of the project upon the factors described above, shall be submitted and shall include an evaluation of water use, liquid and solid waste disposal and the effects of liquid and solid waste on the quality and quantity of surface and groundwater. All potential impacts are to be defined to include but not be limited to:

- (1) Impact on geological and soil stability.
- (2) Impact on soil erodibility.
- (3) Impact on groundwater, the aquifer and the aquifer recharge area.
- (4) Impact on streams and lakes within or adjacent to the site whether man-made or natural, and other environmentally sensitive areas.
- (4) Impact on vegetation and wildlife on-site.
- (5) Impact on historic or archaeological features on-site as listed on the Federal or State registry.
- (6) Displacement of families and individuals.

16 b. Any data submitted by the applicant with the application or to other agencies, including but not limited to the DEP, the Gloucester County Board of Health, and the Gloucester County Soil Conservation Service, having jurisdiction over one (1) or more of the environmental elements specified in this section shall be accepted by the Board as fulfilling the data requirements of this Article, to the extent applicable.

## 17. MITIGATION MEASURES

17 a. Describe methods that will be used during and after construction to avoid or minimize adverse environmental impacts associated with the project. Include the following factors in your evaluation:

- (1) Unusual environmental impacts and damages to natural resources both on the project tract and in the area affected.
- (2) A description of steps to be taken to minimize such impacts during construction and operation, with particular emphasis upon air or water pollution. Appropriate maps, schedules and other explanatory data as may

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be needed to clarify the actions to be taken shall accompany the description of steps to be taken.

- (3) Increase in noise.
- (4) Damage to plant, tree and wildlife systems.
- (5) Displacement of people and businesses.
- (6) Displacement of existing farms.
- (7) Increase in sedimentation and siltation.

17 b. Alternatives: The applicant may be required to provide a statement of alternatives to the proposed project, consistent with the zoning on the site, which might void some or all of the unusual environmental effects of the proposed project. The statement shall include the reasons for the acceptability or nonacceptability of each alternative.

### **18. ADVERSE IMPACTS WHICH CANNOT BE AVOIDED**

List all adverse environmental impacts that will be caused by the proposed development, including the construction phase and post-development. Short-term impacts should be distinguished from long-term impacts. Reversible impacts should be distinguished from irreversible impacts. Any impacts on critical areas which include, but are not limited to, the woodlands, streams, floodways, wetlands, steep slopes, areas of high water table, prime aquifer recharge areas and mature stands of native vegetation, should specify the type of critical area involved, the extent of the area to be affected and the extent of similar areas to the site which will not be affected.

### **19. INDEMNIFICATION:**

The applicant hereby indemnifies the Township of Harrison, the Planning Board of the Township, the Township professionals, their agents, servants and workmen, from any and all liability, claim, loss, expense, lien, demand, and/or cause of action of any kind which arises from a claim for personal injury, property damage, or property value diminution as a result of the testing, assessment and/or activities associated with the completion of this preliminary assessment and its findings. This indemnity shall include but not be limited to fines, penalties, attorney's fees, costs of litigation, disbursements and any other costs incurred by the Township of Harrison, the Planning Board and its agents.

### **20. AFFIDAVIT TO BE TAKEN BY THE APPLICANT AND THE PRINCIPAL OF THE COMPANY WHO PERFORMS THE ENVIRONMENTAL ASSESSMENT FOR THE APPLICANT.**

I aver that I have personally examined the information submitted in support of this application, including but not limited to all reports, documents, test results and information. Further, I have made a full inquiry of those individuals immediately responsible for the testing and gathering of information. I aver that the information contained herein is true, accurate and complete. I acknowledge that if any information contained herein or any of the statements I have made are willfully false, I am subject to punishment. I acknowledge that there are

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significant civil penalties for submitting false inaccurate or incomplete information and that I am committing a crime of the fourth degree if I willfully make a false statement. I am also aware that if I knowingly direct, permit or authorize the violation of any statute, I shall be personally liable for civil or criminal penalties.

Sworn to and subscribed  
before me this \_\_\_\_\_ day of  
\_\_\_\_\_ 200 .

\_\_\_\_\_  
Signature of Affiant