



Environmental Impact Study

Copart – Elk Township
Block 66, Lots 1.01, 1.02, & 1.03
Township of Elk, Gloucester County,
New Jersey

December 9, 2020

Prepared for:

Copart of Connecticut
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Prepared by:

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EXECUTIVE SUMMARY

Copart of Connecticut is proposing the expansion of an existing automobile storage yard at 781 Jacob Harris Lane within Elk Township. The project site is formally identified on the Township Tax Maps as Block 66, Lots 1.01, 1.02 & 1.03 in the Township of Elk, Gloucester County, New Jersey. After the improvements are completed the three lots will be consolidated into a single parcel. The site is bound by undeveloped property to the north/northeast, an existing automobile storage yard to the south south/southeast, and commercial /industrial use property to the west.

The proposed site is designed in manner that generally maintains existing drainage patterns. The proposed improvements include a stormwater basin to infiltrate, detain, and ultimately reduce the peak flows generated with the increase in impervious coverage with this project. The proposed stormwater management system being implemented for the development is compliant with requirements regarding water quantity, water quality and groundwater recharge per NJDEP and Township standards.

The principal impacts of the proposed plan of development are those associated with a change in land use from an undeveloped site to an automobile storage yard with new gravel parking areas. Temporary impacts will occur during the construction phase of the project and include soil loss, and increased noise and dust levels. All impacts will be minimized through appropriate application of mitigation procedures and best management practices. The project is located on a site zoned for commercial development and is compatible with surrounding land uses, which are dominated by commercial uses. A use variance was granted to permit the expansion of the existing vehicle storage operation in Lot 1.01 into Lots 1.02 and 1.03.

This Environmental Impact Statement (EIS) has been prepared by Stantec Consulting Engineers Inc., in accordance with Elk Township's Environmental Impact Statements, §96-44, Environmental Impact Statement. This EIS is intended to support plans prepared by Stantec Consulting Engineers Inc. The following chapters provide a project description, an inventory of existing environmental conditions on and around the site, an assessment of potential impacts associated with the proposed construction, a description of performance controls designed to mitigate adverse impacts, and a listing of required permits and approvals.

1 DESCRIPTION OF THE DEVELOPMENT PLAN

1.1 General Description

This Environmental Impact Statement (EIS) has been prepared by Stantec Consulting Engineers Inc. on behalf of Copart of Connecticut to satisfy the Site Plan application requirements for the Township of Elk, Gloucester County, New Jersey. This EIS has been prepared in accordance with the Township of

Elk Ordinance, §96-44, Environmental Impact Statement, which requires the submission of a written environmental impact report.

The applicant is proposing development of the parcel with a new automobile storage yard and general site improvements within the Township of Elk. The purpose of this assessment is to evaluate the environmental conditions of the project site, describe the proposed project, and provide an analysis of the potential direct and indirect environmental impacts of the proposed improvements.

Specifically, the assessment will include information and analysis pertaining to the project location, project description, environmental inventory and a discussion of potential impacts, as well as measures proposed to mitigate potential impacts. Relevant exhibits and documentation are included within the Appendix of this assessment. Project elements evaluated in this assessment are depicted on the "Preliminary/Final Minor Site Plan" documents prepared by Stantec Consulting Engineers Inc.

1.2 Stormwater Management Facilities

The proposed development is anticipated to disturb over one (1) acre with a net impervious surface increase of 7.63 acres in relation to existing conditions. The proposed development therefore qualifies as a "Major Development" as defined under the Township Ordinance and is required to demonstrate compliance with NJDEP and Township standards with regard to water quantity control, water quality and groundwater recharge. In addition, non-structural stormwater management strategies are required to be incorporated into the design to the maximum extent feasible.

Runoff from proposed improvement areas will be directed to a stormwater basin to infiltrate, detain and ultimately reduce peak flows.

The proposed redevelopment will result in an increase in impervious cover area on-site, therefore, water quality treatment is required with the proposed project. The proposed stormwater basins are designed with a sand bottom. This 6" sand bottom layer provides the required 80% TSS removal for the proposed development.

Regarding groundwater recharge requirements, as shown through calculations included in the Stormwater Management Report, groundwater recharge requirements are met. Therefore, the proposed project complies with water quantity, water quality and groundwater recharge requirements per NJDEP and Township Ordinance.

2 INVENTORY OF EXISTING ENVIRONMENTAL CONDITIONS

2.1 Physical Characteristics

2.1.1 Air Quality

Ambient air quality in the vicinity is tracked by the NJDEP. The NJDEP does not currently maintain air monitoring stations within Gloucester County. The closest air monitoring stations to the site include Clarksboro and Camden Spruce Street. Clarksboro station monitors the air quality parameter of

particulate matter (PM2.5) on a daily basis. Camden Spruce Street monitors both particulate matter (PM2.5) and ozone (O3) on a daily basis. At the time of the preparation of this report (2020), the NJDEP was reporting “good” air quality for this region with low levels of pollutants such as ozone and particulates. According to the 2019 Air Quality Index Summary, New Jersey averages “good” air quality 162 days a year, “moderate” air quality 190 days a year, and “unhealthy for sensitive groups” 13 days a year.

2.1.2 Hydrology

The site is located within the Still Run Watershed. The closest watercourse to the site is Still Run which is located approximately 450 feet East of the site. Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C 7:13, a 50-foot riparian buffer from the top of bank is associated with Still Run. The project site does not sit above any aquifer systems.

According to the National Flood Insurance Program’s Flood Insurance Rate Map FEMA Panel 34015C0184E, no portion of the site is located within a flood hazard area and is not subject to flooding.

2.1.3 Geology

New Jersey is divided into four regions, known as physiographic provinces, which are areas with similar rock types, geologic structures and a common geologic history. The project site is situated within the Coastal Plain Physiographic Province of New Jersey (Figure 9). The Coastal Plain Physiographic Province consists of approximately 4,700 square miles occupying all of Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Monmouth, Ocean and Salem counties and portions of Mercer and Middlesex counties. The Coastal Plain extends from the Piedmont in the central portion of the state to its southern extents. Land is gently sloping toward the Delaware Bay and Atlantic Ocean with some areas of small gently sloping hills and alleys. Underlying formations predominately include unconsolidated sedimentary formation partially folded and faulted sedimentary rocks dating to the Lower Cretaceous to the Miocene periods (90 to 10 million years ago).

Specifically, according to the NJ GeoWeb mapping of Elk Township, the site is underlain by the Cohansey Formation (Tch) (Figure 10), consisting of quartz sand, white to yellow, medium to coarse-grained, cross bedded with local clay, gravel and ironstone beds.

2.1.4 Soils

According to the Natural Resource Conservation Service’s Web Soil Survey (Figure 11), the onsite soils include the Downer loamy sand (DocB), Manahawkin muck (MakAt), and Berryland and Mullica soils.

Downer loamy sand (DocB) represents a large portion of the site. This soil type is a loamy sand and consists of well drained upland soils with 0 to 5 percent slopes. Permeability is moderately rapid to rapid throughout the soil profile. Available water capacity is moderate. According to the NRCS, the seasonal high-water table occurs at a depth greater than 6 feet.

Manahawkin muck (MakAt) soil also makes up a significant portion of the site. This soil type is a muck and consists of very poorly drained lowland soils with 0 to 2 percent slopes. Permeability is rapid throughout the soil profile. Available water capacity is moderate. According to the NRCS, the seasonal high-water table occurs within a depth of 6 inches.

Berryland and Mullica (BEXAS) soil also makes up the remainder of the site. This soil type is made of sand and sandy loam and consists of very poorly drained lowland soils with 0 to 2 percent slopes that are occasionally flooded. Permeability is rapid throughout the soil profile. Available water capacity is low. According to the NRCS, the seasonal high-water table occurs within a depth of 6 inches.

Onsite soils vary with regard to their hydrologic soils group (Figure 11). NRCS classified Downer loamy sand soils with an "A" rating meaning rapid infiltration rates and MakAt and BEXAS soils with a "A/D" rating meaning rapid infiltration rates in drained areas and slow infiltration rates in undrained areas.

2.1.5 Topography and slope

The site is characterized by generally flat lying topography. The site generally slopes in an eastward direction from a high point of approximately 144-feet above mean seal level on the western edge of Lot 1.03 along Jacob Harris Lane. The low point of the site lies in the wetlands region of the site along the rear lot line.

2.1.6 Drainage

Under existing conditions, the drainage pattern for the site generally follows existing topography. The site generally drains from West to East toward Still Run.

2.1.7 Vegetation

Existing conditions for the site are almost exclusively classified as "forest". The 120' wide Atlantic City Electric Co. easement running through the site is classified as an urban land use.

2.2 Wildlife

2.2.1 Fish and Aquatic Organisms

There are no existing bodies of water located on site.

2.2.2 Wild Animals

The area is suitable for general mammalian and avian species that are typical in this area of New Jersey. As part of the NJDEP application, they will determine if any critical species exist on or near the project site.

2.3 *Man-Made Conditions and Structures*

2.3.1 *Sanitary and Storm Sewer Systems*

There are no sanitary or storm sewer systems running through the site.

2.3.2 *Noise Characteristics and Levels*

The site is comprised of undeveloped woods so there are no noise disturbances to adjacent properties.

2.3.3 *Traffic Volume*

The site is undeveloped so there is almost no traffic circulation through the site. A truck travels through the site occasionally for general maintenance/repairs to an existing tower serviced by Atlantic City Electric Co.

2.3.4 *Land Use*

The project site is formally identified on the Township Tax Maps as Block 66, Lot 1.01, 1.02, & 1.03 in the Township of Elk, Gloucester County, New Jersey (Figure 1). The overall area for Lots 1.02 and 1.03 is 12.45 acres.

The site is bound by undeveloped property to the north/northeast, the existing automobile storage yard to the south/southeast, and commercial /industrial use to the west. Please refer to the Site Location Maps (Figures 2 and 3) in Appendix A for more information.

Pursuant to the Elk Township Zoning Map (Figure 4), the site is located within the Light Manufacturing (M-1) Zoning District. According to the Elk Township's Land Development Ordinance, the M-1 Zoning District is permits use of "any production, processing, cleaning, testing, repair, storage and distribution of materials, goods foodstuffs; laboratories; public utility installations; agricultural uses".

2.3.5 *Aesthetics*

The site is located in an area zoned for manufacturing/industry. The area is wooded and vegetated.

2.4 *Community Character*

The site is undeveloped and does not play a major role in the history, demographics, or cultural life of Elk Township citizens.

3 ANTICIPATED PERMITS AND APPROVALS

Agency	Permit/Approval	Status
Elk Township Planning Board	Preliminary/Final Minor Site Plan	Application Submitted
Gloucester County Planning Board	Site Plan Approval	To be submitted
Gloucester County Soil Conservation District	Soil Erosion and Sediment Control Plan	To be submitted
NJDEP	Wetlands Letter of Interpretation (LOI)	To be submitted

4 PROBABLE IMPACT OF DEVELOPMENT

4.1 *Physical Characteristics*

4.1.1 **Air Quality**

During construction, all possible measures to reduce air pollution from construction equipment emissions and control of dust will be taken. During operation, the warehouse is anticipated to result in negligible increases in emissions resultant of vehicular traffic associated with employees, deliveries, visitors and operations.

Unpleasant odors can also be considered an adverse impact to air quality. No manufacturing will be conducted onsite; therefore, far-reaching unpleasant odors and/or harmful emissions will not be released from the site.

Overall, the proposed improvements are not anticipated to result in any significant impacts to air quality.

4.1.2 **Hydrology**

Wetlands have been delineated per NJDEP on the project site. The construction of the proposed project is expected to have a minimal impact to the hydrology and wetlands within the vicinity of the project area. Potential short-term impacts to surface water quality are generally associated with soil loss, erosion, and sedimentation during construction activities. Any adverse impacts will be minimized by the installation and maintenance of proven soil erosion and sediment control measures presented in the plans. These measures will retain disturbed soil sediment within the areas of construction and will mitigate the potential for sediment being transported to off-site streams or ditches.

The proposed development will result in an increase in impervious surfaces on the site, therefore mitigation measures to address water quality and groundwater recharge are addressed through the construction of underground stormwater facilities equipped with a water quality unit to address 80% TSS removal for the increase in impervious area.

4.1.3 Geology

Excavation for the installation of the stormwater basin will not exceed 5 feet in depth. Adverse impacts to the geology of the site and surrounding area are not expected to occur as a result of the proposed improvements.

4.1.4 Soils

Disturbance of the existing soil will result from the clearing of existing trees and vegetation as well as installation of a proposed stormwater basin. Soil erosion and sediment control measures will be followed per the regulations outlined by the Gloucester County Soil Conservation District.

4.1.5 Topography and Slope

The topography of the site will remain generally flat sloping gently eastward from Jacob Harris Lane to the proposed basin in the rear of the property. The high point will be at approximately 143 along Jacob Harris Lane. The low point of the site will be at approximately 138 at the bottom of the proposed ground basin.

4.1.6 Drainage

In New Jersey, projects resulting in over 1.0-acre of land disturbance or 0.25-acres of new impervious surfaces are required to comply with the NJDEP's Stormwater Management Rules at N.J.A.C. 7:8. As required by the regulations, municipal entities are responsible to ensure projects meet the required or applicable standards for stormwater runoff including quantity control, quality control, and groundwater recharge. Land disturbance for the project exceeds 1.0-acres, qualifying the project as a "Major Development".

The stormwater report submitted with this application demonstrates that the proposed conditions after development meet the peak runoff rate of existing conditions. As evident from inspection of the runoff from the site will be directed to the stormwater basin.

4.1.7 Vegetation

The proposed development will require the removal of the existing vegetation on the site.

4.2 Wildlife

4.2.1 Fish and Aquatic Organisms

There are no existing bodies of water located on site.

4.2.2 Wild Animals

No significant wildlife habitats are present onsite. During construction, potential mammalian and avian species utilizing the site for habitat will likely be displaced into adjacent areas. The surrounding area contains suitable habitat for these species. No adverse impacts to any threatened or endangered species or their respective habitat are anticipated to occur as a result of the proposed site improvements.

4.3 Man-Made Conditions and Structures

4.3.1 Sanitary and Storm Sewer Systems

There are no sanitary or storm sewer systems running through the site.

4.3.2 Noise Characteristics and Levels

There is not a major anticipated increase in noise as a result of the proposed improvements.

4.3.3 Traffic Volume

Given that the developed lot will be used as a vehicle storage yard, there will be a negligible increase of traffic to the site. The site access will continue at the existing driveway location on Jacob Harris Lane. An access gate will be installed in the fence along Jacob Harris lane for use by Atlantic City Electric for maintenance on the existing electric tower on site.

4.3.4 Land Use

A use variance was granted to permit expansion of the existing vehicle storage operation in Lot 1.01 into Lots 1.02 and 1.03

4.3.5 Aesthetics

An 8 foot high security fence will surround the new vehicle storage yard and will screen activity seen from Jacob Harris Lane and adjacent properties.

4.4 Community Character

Proposed improvements will not impact the social activity and diversity of Elk Township.

5 LISTING OF ADVERSE ENVIRONMENTAL IMPACTS

Criteria	Adverse Impact	Impact Minimization
Air/Water Pollution	Increased pollutants in runoff	80% TSS removal per NJAC 7:8
Noise	Increased noise levels during construction	The site is located in a manufacturing zone and is not near a residential area of place of work
Plant/Tree/Wildlife Systems	Clearing of trees and vegetation	Only trees/vegetation necessary to construct the improvements will be removed.
Natural Resources	None anticipated	None anticipated
People/Businesses	None anticipated	None anticipated
Sedimentation/Siltation	Increased levels of soil erosion during construction	Soil erosion and sediment control measures outlined by Gloucester County Soil Conservation District
Flooding/Stormwater Runoff	Increased runoff resulting from impervious coverage	Installation of stormwater basin
Municipal Services	None anticipated	None anticipated
Health/Safety	None anticipated	None anticipated

6 ALTERNATIVES

The project is proposed as an expansion to the existing facility, therefore, alternate locations for this site are significantly limited. Although the proposed site has environmental areas (wetlands), the proposed development avoids all of these areas and their associated transition areas.

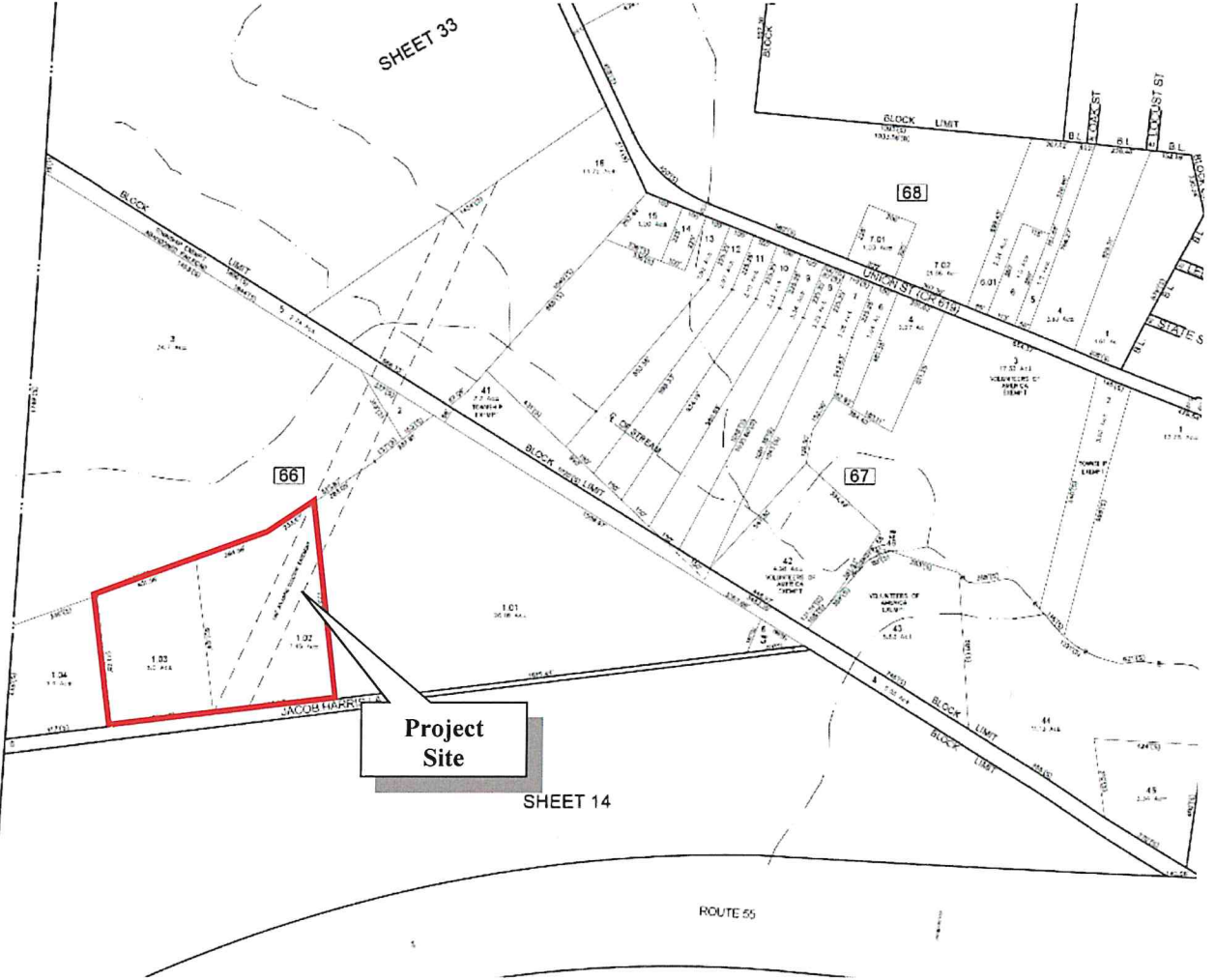
7 SUMMARY

In conclusion, as discussed and detailed above, the proposed improvements are anticipated to have minimal impact on environmental resources. The site improvements have been designed to avoid impacts to environmentally regulated areas. Minor impacts will be minimized and mitigated through proper engineering, planning and design, proper construction management techniques, as well as implementation of various mitigation measures and BMPs as outlined in this report. It is not anticipated that any significant unmitigated impacts to the environment will occur as a result of this project.



BOROUGH OF GLASSBORO
GLOUCESTER COUNTY

SHEET 33



Project Site

SHEET 14

ROUTE 55



**Figure 1
Tax Map**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: Township of Elk Tax Map, Sheet 32



**Figure 2
Aerial Map**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020

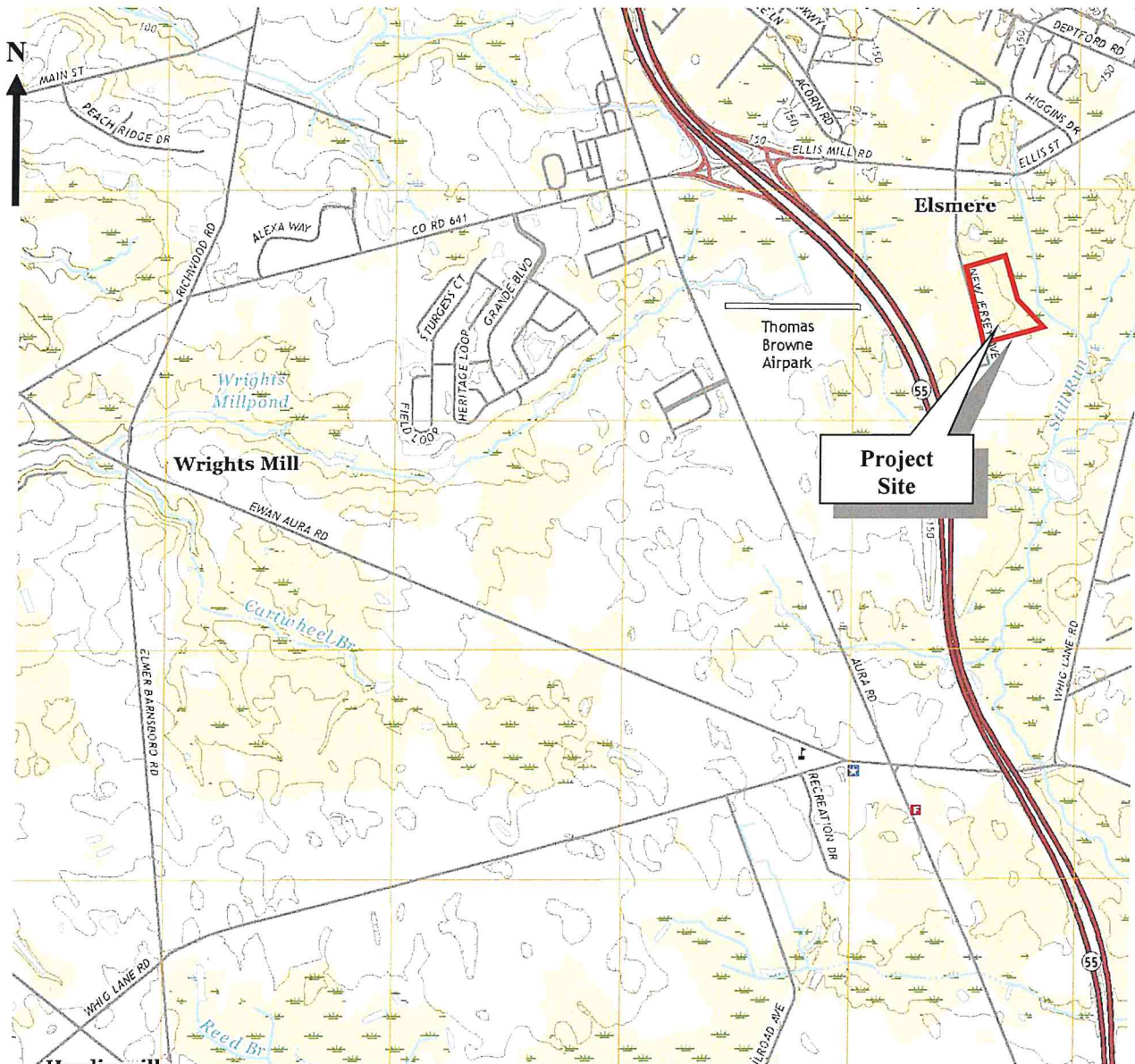
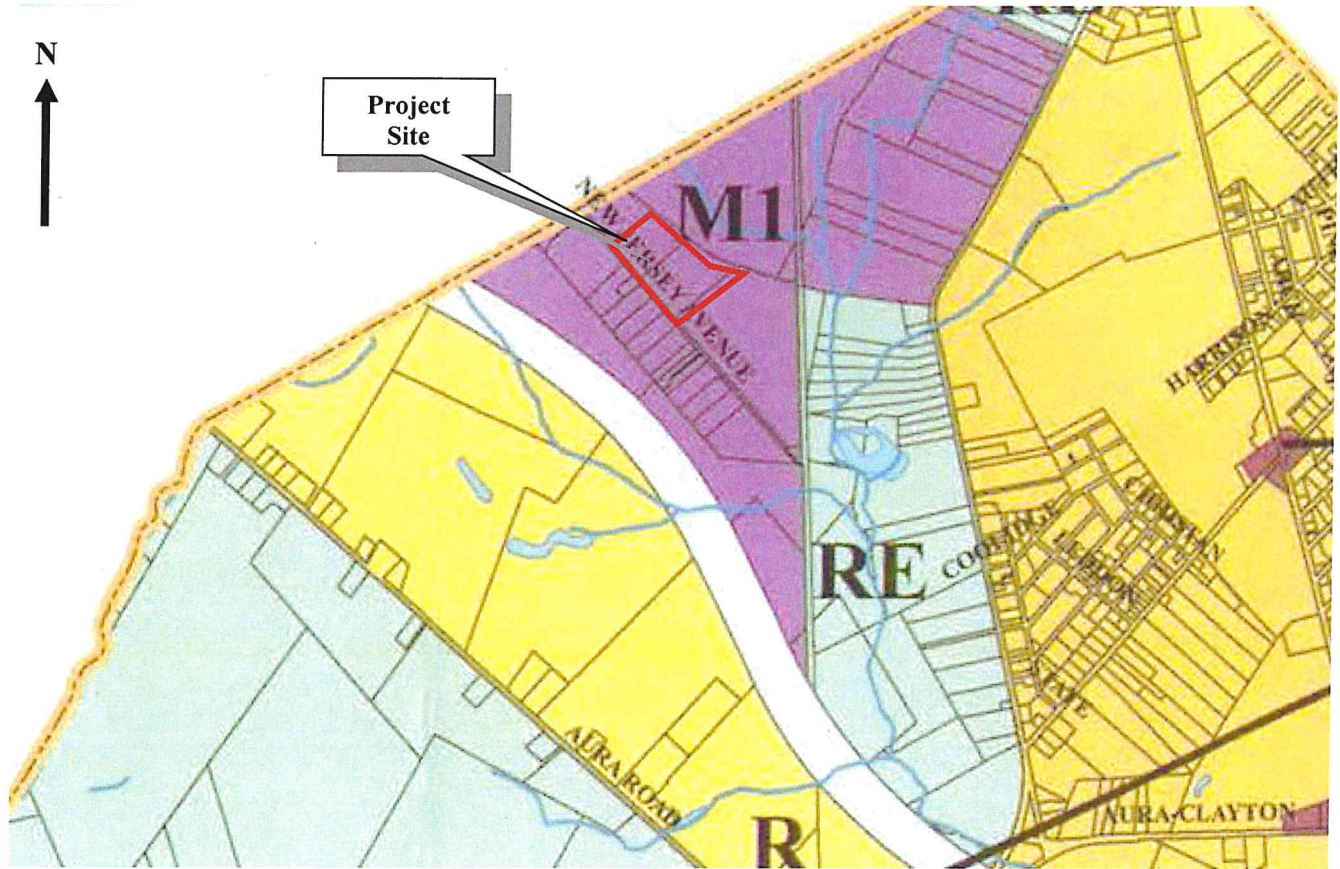


Figure 3
USGS Site Location Map
Pitman West Quadrangle

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
 Township of Elk, Gloucester County, New Jersey

Scale: NTS
 Source: USGS, 2019



**Figure 4
Zoning Map**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: Elk Township Zoning Map

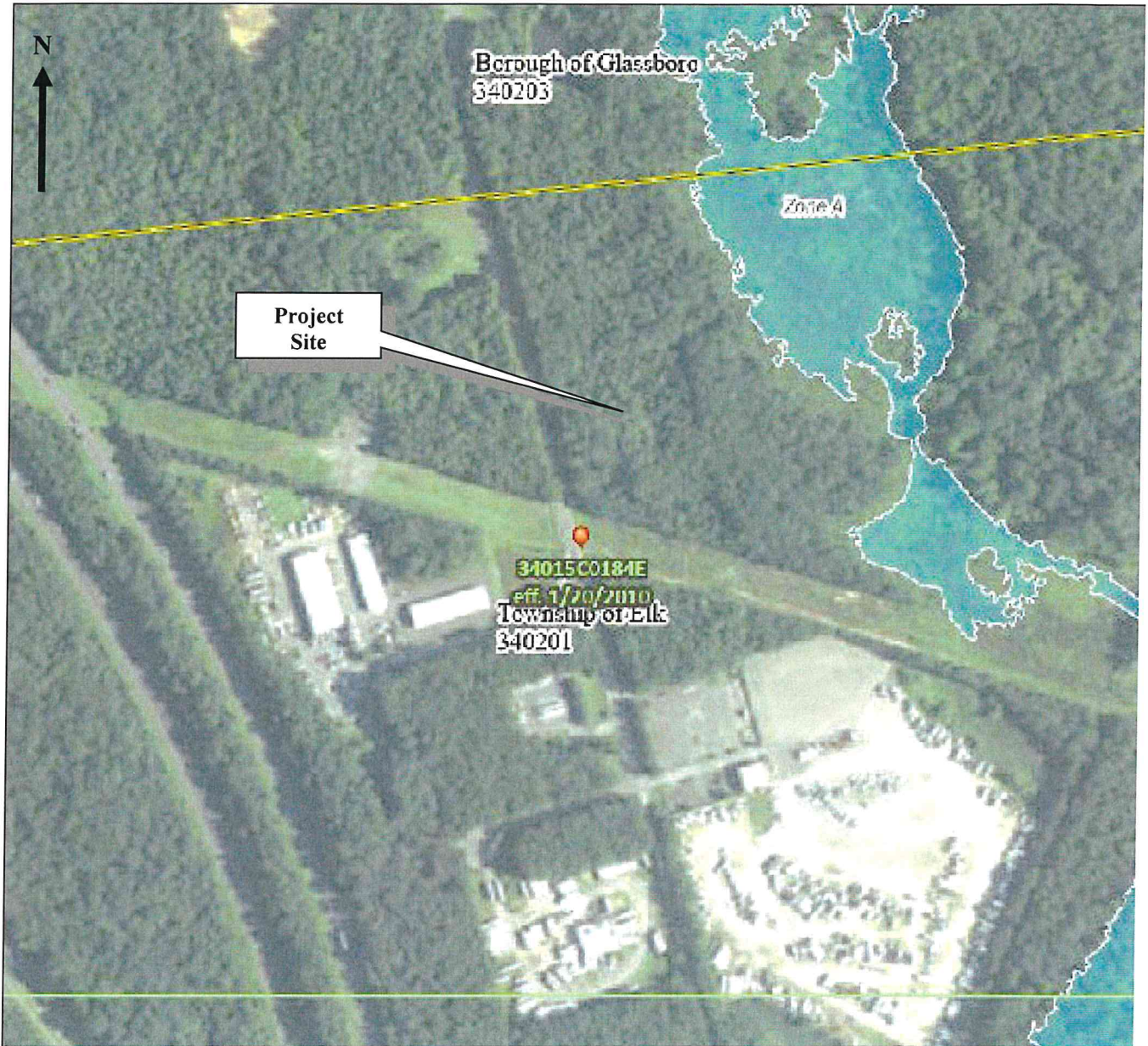
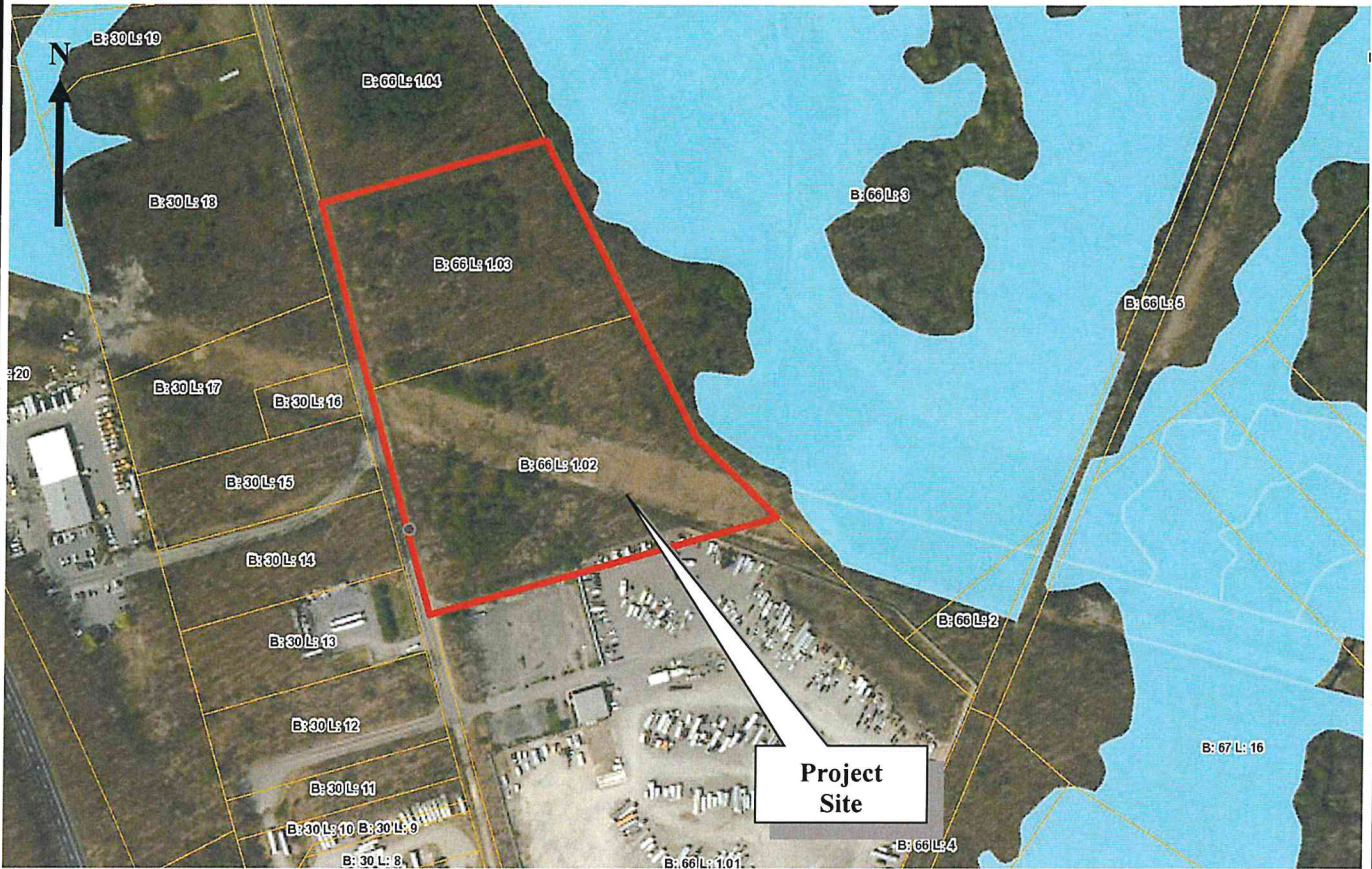


Figure 5
National Flood Hazard Layer FIRMette

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: FEMA Flood Map Service Center



Wetlands (2012)



**Figure 6
Wetlands**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020



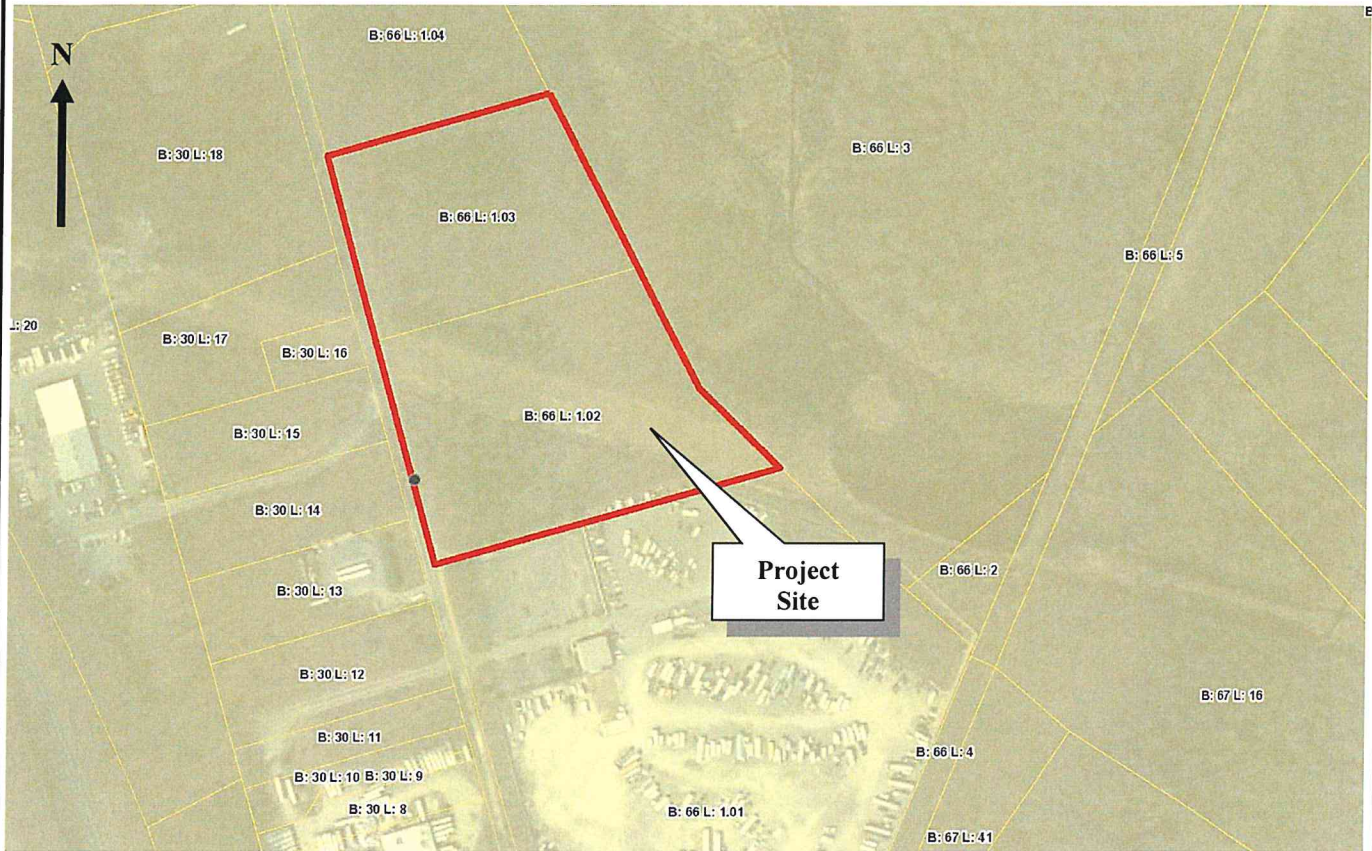
— Stream/River



**Figure 7
Stream Location**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020



Bedrock Aquifers

 Kca Kirkwood-Cohansey aquifer system



Figure 8
Bedrock Aquifer

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020



 Coastal Plain



Figure 9
Physiographic Province

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020



Bedrock Geology

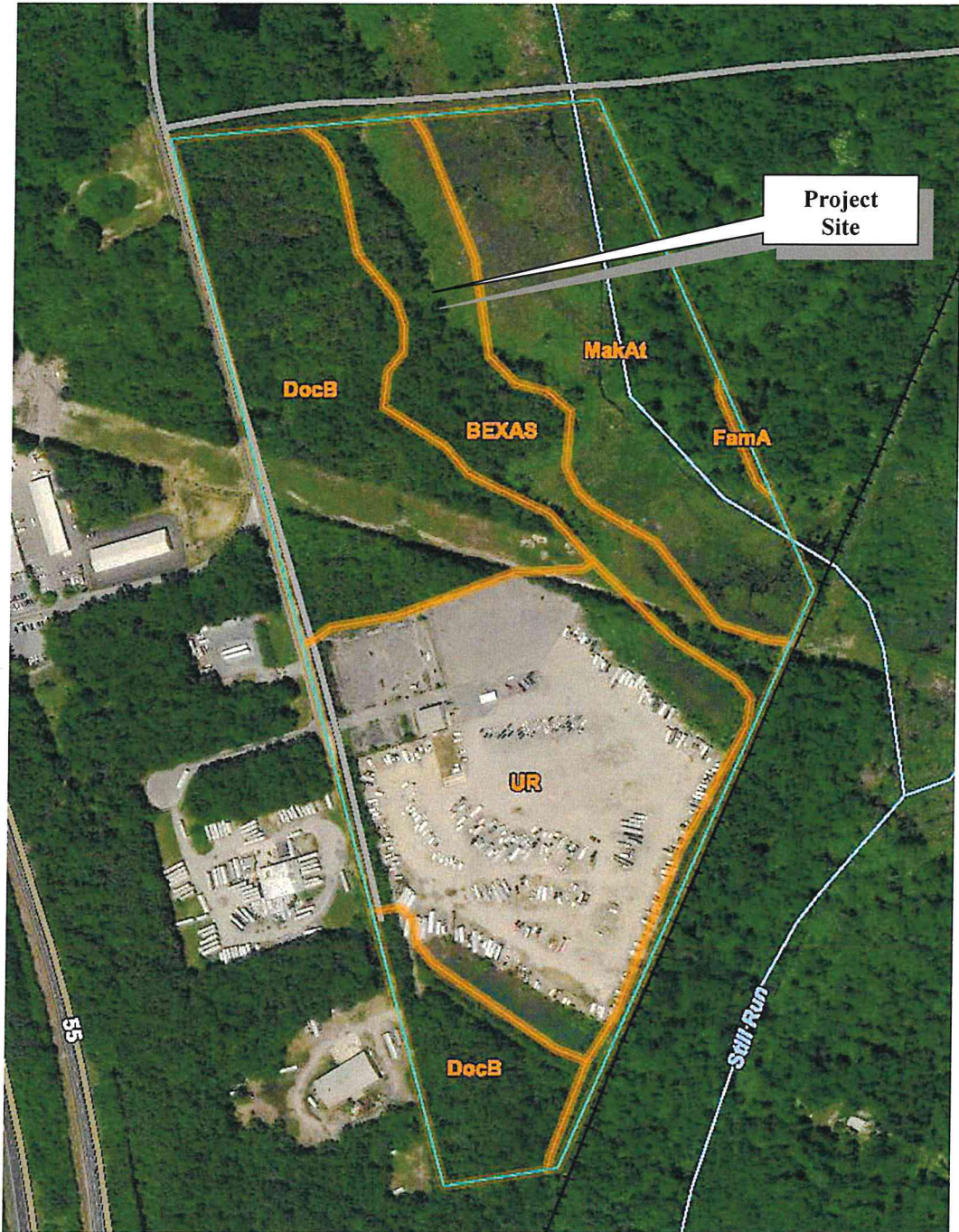
 Tch Cohansey Formation



Figure 10
Bedrock Geology

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

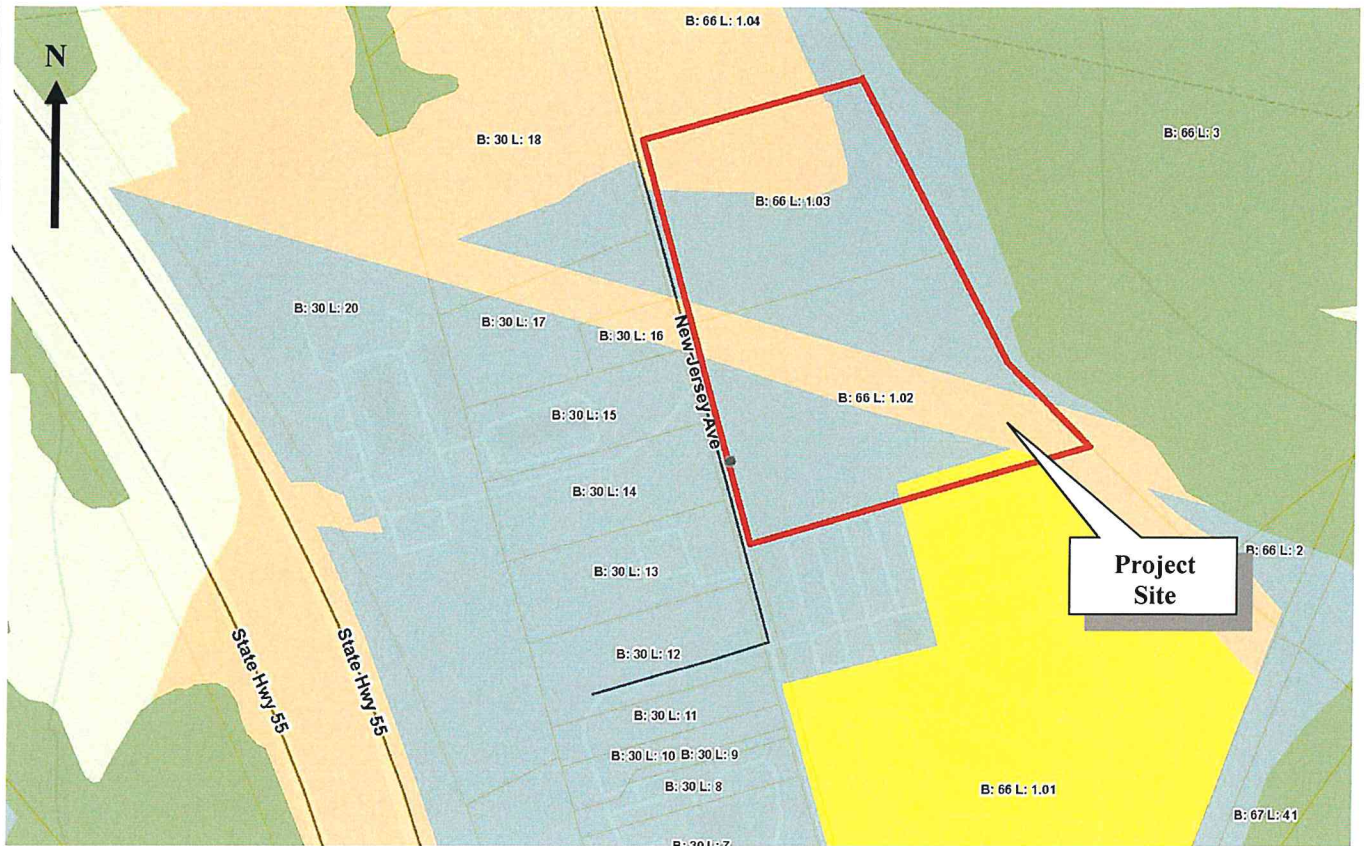
Scale: NTS
Source: NJGeoweb 2020



**Figure 11
Soils Map**

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NRCS Web Soil Survey



Ground-Water Recharge Areas

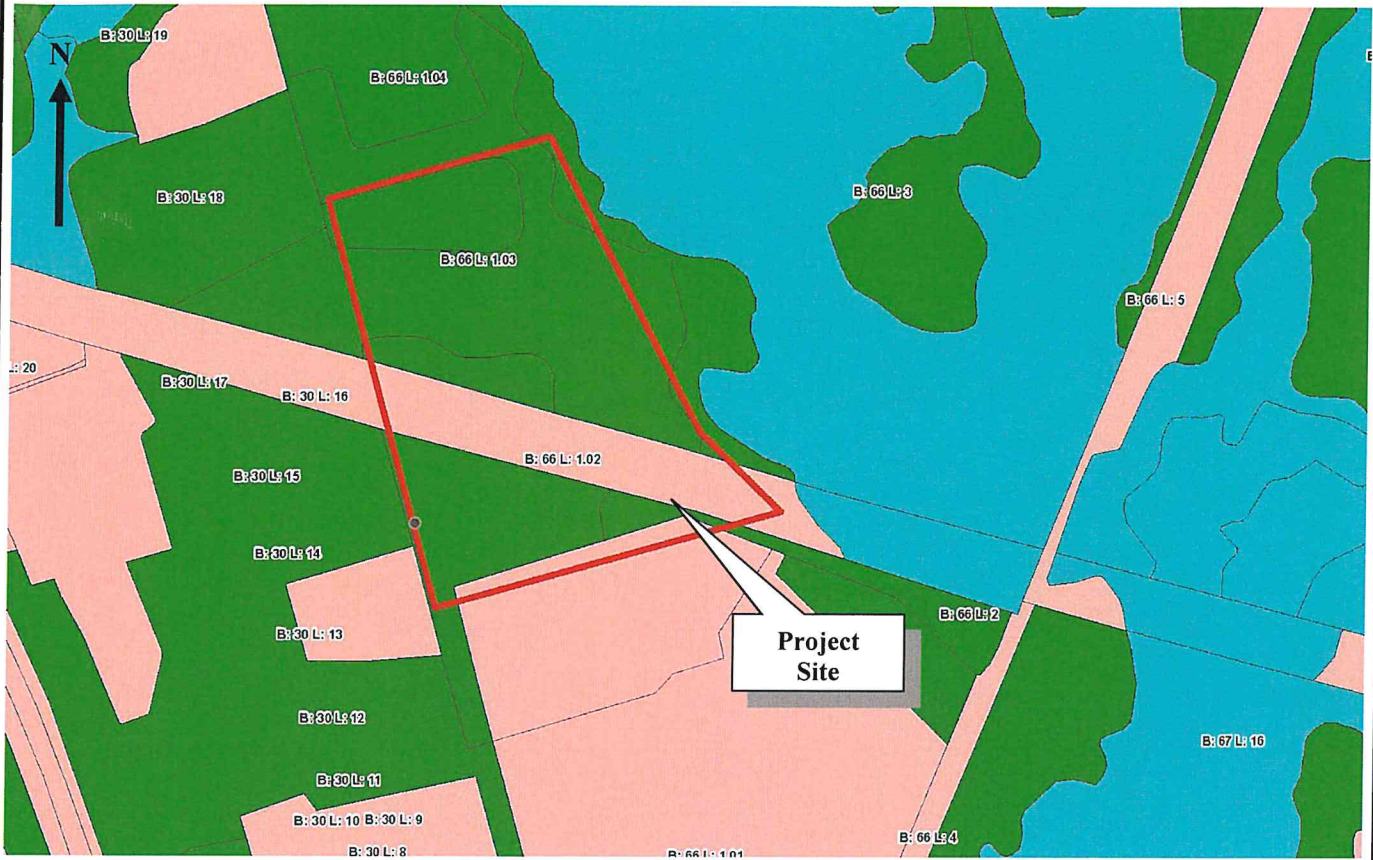
	1 to 7 in/yr
	11 to 15 in/yr
	8 to 10 in/yr
	hydric soil
	wetlands and open water



Figure 12
Groundwater Recharge

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020



Land Use 2012

- WETLANDS
- FOREST
- URBAN
- Parcels Data (Block and Lot)



Figure 13
Land Use Map

781 Jacob Harris Lane, Block 66, Lots 1.01, 1.02, 1.03
Township of Elk, Gloucester County, New Jersey

Scale: NTS
Source: NJGeoweb 2020