

Homestead Road, LLC  
File 21-PB-25-MS/MSP  
Block 200.10, Lots 32 & 33  
Hillsborough Township, NJ  
September 19, 2022 Environmental Commission Meeting

Agenda Item No. 1 - Present the Preliminary Assessment Report / Site Investigation Report, received September 2022

Dave Robinson, LSRP and Andrew Gingrich (Synergy Environmental)

Agenda Item No. 2 - Address comments from the 05-11-22 EC memo

The EC has the following comments/recommendations:

- Concern of tractor trailers on porous pavement. **Response – as per testimony at the Planning Board (PB) hearing and stated at EC meeting, specified materials are suitable for H2O loading**
- O&M SWM Manual should add tree replacements. **Response – as per testimony at PB hearing applicant shall comply.**
- 5.7M gallons of stormwater runoff – existing condition. 7.08M gallons stormwater runoff – proposed condition **Response – as per testimony at PB hearing applicant shall comply NJDEP Stormwater Management Rules (NJAC 7:8). As discussed at the hearing the proposed stormwater management facilities shall be subject to NJDEP review and approval as part of the NJDEP Freshwater Wetland and Flood Hazard Area permit applications.**
- The project is a “major development” and must comply with the NJDEP Stormwater Management Rules (NJAC 7:8). **Response – as per testimony at PB hearing applicant shall comply with regulations. As discussed at the PB hearing the proposed stormwater management facilities shall be subject to NJDEP review and approval as part of the NJDEP Freshwater Wetland and Flood Hazard Area permit applications.**
- The applicant needs to provide Hillsborough Stream Corridor Ordinance Waiver justification and documentation for 2 proposed stream crossings. Stream Corridor also includes all immediately adjacent lands with slopes greater than 10%. Plans need to reflect as such. **Response – as per testimony at PB hearing project proposal minimizes critical area disturbances, including the stream corridor with only one new driveway crossing and one crossing in the same location as an existing bridge. In addition, as discussed at the PB hearing the crossings are at narrow points of wetlands and provide for alternate routes of emergency access. Also, as discussed at the PB hearing there are areas where the proposed development is well beyond the critical areas including the stream corridor thus providing a great buffer.**
- The applicant needs to provide documentation determining whether the tree clearing is more or less than 60%, as per town ordinance. **Response – as per testimony at the PB hearing the project shall result in 26% tree removal, less than half the maximum allowable 60%. In addition, as discussed at the hearing, there are areas of prior agricultural use on site, which shall be permitted to return to a natural vegetated condition (wooded) thus providing opportunities for an increase in the quantity of trees.**
- Recommend the applicant go before the Hillsborough Township Historic Commission as the property is located within the National Register of Historic Places (NRHP)-eligible “Inch Lines Linear Multistate Historic District” and also within the Hillsborough-Pleasant View Historic

District (NRHP-Identified) and 201 Homestead Road is designated as an NRHP-Identified Individual Resource. **Follow-up with Historic Commission**

- 189 Homestead Road (Lot 33) is listed as a NJDEP Known Contaminated Site. **Sampling was performed during due diligence activities in 2021. One sample contained metal constituents above the most stringent NJDEP soil remediation standards. A discharge was reported to the NJDEP and case # 21-09-01-1251-30 was assigned which put the property on the known contamination list. This spill is being addressed concurrent with the ISRA case.**
- EC requests a copy of the Phase I ESA Report. **The Phase I ESA Report and Phase II Letter Report were provided to the Township on June 20, 2022)**
- Filterra Device: replacement of trees and vegetation not noted in O&M Manual and there is a concern with the trees dying. **Response – as per testimony at PB hearing applicant shall comply and clearly indicate in the Stormwater O&M Manual that maintenance of the Filterra units will include the plantings.**
- Pre-development existing conditions has stormwater flow of 100-year at 8.2". In the proposed condition an extra 1.4M gallons of water leaving the site within 24 hours of storm. Extra volume holding not required by regulation. Preference to hold water for 36-48 hours, though regulation only requires 24 hours of retention. Applicant is meeting the applicable state requirements. **Response – as per testimony at PB hearing applicant shall comply NJDEP Stormwater Management Rules (NJAC 7:8) As discussed at the hearing the proposed stormwater management facilities shall be subject to NJDEP review and approval as part of the NJDEP Freshwater Wetland and Flood Hazard Area permit applications.**
- All NJDEP submittals and approvals are to be copied to the Hillsborough Township Planning Board. Also, the Hillsborough Clerk is to receive a full copy of all permit application packages submitted by the applicant to NJDEP as per state regulations. . **Response – as per testimony at PB hearing applicant shall comply.**
- The Royce Brook tributary at this location is impaired for TSS. TMDL exists for Royce Brook, which includes a requirement to reduce TSS to <60% for agricultural and urban land. Applicant to sample the tributaries weekly upstream and downstream during construction. Water Quality Sampling Plan to be submitted to the EC. . **Response – as per testimony at PB hearing applicant shall comply with standards for testing protocol and reporting subject to board engineer approval. In addition, as discussed at the EC and PB hearing the project soil erosion and sediment control plan is subject to Somerset Union Soil Conservation District (SUSCD) approval and the SUSCD staff shall monitor compliance during construction.**
- NJDEP and USFWS tree clearing restrictions for protected species (ex. northern long-eared bat, etc.) to be adhered to. **Response – as per testimony at hearing applicant shall comply.**