

LAND USE AND DEVELOPMENT

220 Attachment 2

Township of Hopewell

Schedule C

Content of Environmental Impact Statements

- 1) The applicant for preliminary approval of a major subdivision consisting of more than five lots, counting any retained parcels, shall also submit an environmental impact statement, in triplicate, signed and sealed by a New Jersey licensed engineer. As used in this chapter, an environmental impact statement means a written description and analysis of all possible direct and indirect effects the development will have upon the development's site as well as upon the surrounding region affected thereby, with particular reference to the effect of the development upon public health, welfare and safety, the protection of public and private property, and the preservation and enhancement of the natural environment. Every environmental impact statement shall contain the following:
 - a) A key map showing the location of the development and how it relates to the surrounding region affected thereby.
 - b) A description of the development specifying, in the form of maps, drawings, graphs or similar visual aids, and also by narrative, what is to be done and how it is to be done during and after construction of the development, including information and technical data adequate to permit a careful assessment of the environmental impact of the development.
 - c) An inventory of the existing environmental conditions at the development site and in the surrounding region affected thereby, including the utilization of NJDEP i-maps overlaid over plan/plat, which shall detail/describe the following:
 1. Physical characteristics.
 - a) Air quality.
 - b) Hydrology, including maps and descriptions of streams, water bodies and floodplains and a discussion of water quality.
 - c) Geology.
 - d) Soils and their properties, including capabilities and limitations.
 - e) Topography and slope.
 - f) Drainage.

HOPEWELL CODE

- g) Vegetation.
 - h) Air quality and water quality which shall be described with reference to the standards promulgated by the New Jersey Department of Environmental Protection and soils shall be described with reference to criteria contained in the Cumberland County, New Jersey, Soil Survey standards and specifications, issued by the United States Department of Agriculture Soil Conservation Service.
2. Wildlife.
- a) Fish and aquatic organisms.
 - b) Wild animals.
3. Man-made conditions and structures.
- a) Sanitary and storm sewer systems, including planned construction.
 - b) Noise characteristics and levels.
 - c) Traffic volume.
 - d) Land use, including, maps and descriptions of zoning and Master Plan delineation of the development area.
 - e) Aesthetics.
4. Community character.
- a) History, including maps and descriptions of sites of historic and archaeological significance.
 - b) Demography.
 - c) Culture.
 - d) Maps and descriptions of sites reserved or planned for recreational purposes or as wildlife refuges.
- d) A listing of all licenses, permits or other approvals required by municipal, county, state or federal law, the status of each, and proof that the applicant has contacted officials of any federal, state, county or municipal agency affected by the proposed development.

LAND USE AND DEVELOPMENT

- e) An assessment of the probable impact of the development upon all of the four topics listed in Subsection 1) c) above.
 - f) A listing and evaluation of adverse environmental impacts which cannot be avoided, with particular emphasis upon air or water pollution, increase in noise during and after construction, damage to plants, trees and wildlife system, damage to natural resources, displacement of people and businesses, increase in sedimentation and siltation, flooding, potential stormwater runoff damage both on and off site, increase in municipal services and the health, safety, and well-being of the public. Off-site and off-tract impact shall also be set forth and evaluated.
 - g) A thorough description of the steps to be taken to minimize adverse environmental impact before, during, and after construction of the development, both at the development site and in the surrounding region affected thereby, such description to be accompanied by necessary maps, schedules and other explanatory data as may be needed to clarify and explain the actions to be taken.
 - h) Identification and description of any irreversible and irretrievable commitment of resources which would be involved in the proposed action.
 - i) A statement of alternatives to the proposed development which might avoid some or all of the adverse environmental effects, including a no-action alternative, with an objective evaluation of each alternative including the no-action alternative.
 - j) A reference list of available pertinent, published information relating to the development, the development site and the surrounding region affected thereby.
- 2) Notwithstanding the foregoing, the reviewing board may waive the requirement for an environmental impact statement if sufficient evidence is submitted by the applicant to support a conclusion that the proposed development will have a slight or negligible environmental impact. Portions of such requirement may likewise be waived upon a finding by the reviewing board that a complete statement need not be prepared in order to evaluate adequately the environmental impact of the development.