

## LAND USE

### *209 Attachment 5*

#### **Borough of Maywood**

#### **SCHEDULE S-1**

#### **Guidelines Preparation of an Environmental Impact Statement**

The environmental impact statement shall provide all the necessary information needed to evaluate the effects of the proposed project upon the environment. The statement shall be prepared in accordance with the format of the guidelines hereinafter set forth.

The environmental impact statement shall be prepared by the project sponsor or consultant or consultants as may be deemed qualified by virtue of their systematic interdisciplinary approach which will ensure the integrated use of the natural and social sciences and the environmental design arts. The information provided in the statement should clearly indicate the authors, their qualifications, how the investigations were conducted and a complete bibliography of the sources consulted.

#### A DESCRIPTION OF THE PROPOSED PROJECT:

Included in this section will be a comprehensive description of the project as outlined in the following categories:

- A. Identify the project sponsor.
- B. Explain the purpose of the proposed project. Include a description of the products and services being provided and the extent of benefits being realized by the owner, the community within which the project is located and the area being served.
- C. Locate the project in a regional, municipal and neighborhood setting.
- D. Describe the project design and operational features.
  - (1) Include a site plan of the project.
  - (2) Describe the construction phase:
    - (a) Identify development schedule and construction phasing.
    - (b) Workforce required.
    - (c) Construction traffic.
    - (d) Site preparation, including clearing, excavating, filling and cutting, burning and blasting.
    - (e) Precautions taken (noise control, dust control, erosion and sedimentation control, temporary sanitation).
    - (f) Materials required (general).
  - (3) Describe the operational phase:
    - (a) Output and capacity.
    - (b) Workforce.

## MAYWOOD CODE

- (c) Discharges and emissions (both point sources and nonpoint sources).
  - (d) Traffic and access.
  - (e) Use of resources.
- E. Include a listing of all licences, permits and certifications necessary for approval of the project. Include the status of each.

### A DESCRIPTION OF THE ENVIRONMENTAL PRIOR TO THE IMPLEMENTATION OF THE PROJECT.

Include a comprehensive description of existing environmental conditions in each of the following areas:

- A. Natural resources of the site and surrounding area:
  - (1) Describe geological character, soil characteristics, land form, hydrological features (surface and subsurface), climate, terrestrial plants and animals and aquatic plants and animals (include species diversity and frequency).
- B. Man-made resources:
  - (1) Present site land use, adjacent land use, access and transportation patterns, zoning, community facilities (sewer, water, waste removal), population density and distribution.
- C. Human resources:
  - (1) Cultural and social factors, aesthetic features, historical, archaeological and architectural aspects of the environment.
- D. Economic resources:
  - (1) Local tax base and levels of economic development within the municipality and the region.
- E. Identification of all pollution problems existing in the area:
  - (1) Provide an analysis of existing environmental problems, including water and air quality, as a basis to assess any cumulative problems that may result from the project.

### THE PROBABLE ENVIRONMENTAL IMPACT OF THE PROJECT IF IMPLEMENTED.

Identify and describe both primary and secondary environmental impacts, beneficial and adverse, anticipated from the proposed project by components on all natural, man-made, human and economic resources during all aspects of site preparation, construction and operation. Using the existing environment without the project as a basis for analysis, provide the following information:

- A. Land:

## LAND USE

- (1) Discuss the consistency of the proposed action with accepted federal, state, regional and local plans in progress. Identify instances where land use practices, even though accepted, would pose an environmental problem.
- (2) Discuss how the areas are currently zoned and the relationship to the proposed action.
- (3) Discuss how the proposed action will encourage or discourage population or industrial growth to the extent that it will change the character and economy of the area.
- (4) Discuss whether the proposed action will result in the loss or alteration of any ecologically sensitive lands such as floodplains, steep slopes and wetlands.

### B. Water:

- (1) Identify and discuss all instances of noncompliance between proposed action and approved state water quality standards, with particular attention to low-flow periods.
- (2) Discuss whether or not the proposed action will result in increased pollution or turbidity levels within the receiving waterway and, if so, what the effects will be downstream and upstream.
- (3) Discuss the beneficial and adverse effects of the proposed action on aquatic biota and habitats.
- (4) Discuss the effects that the proposed action will have on groundwater quality and quantity and the basis of the determination.
- (5) Discuss whether or not there will be any depletive loss of water as a result of the proposed action. Include decreases in infiltration capacity.
- (6) Discuss whether or not the proposed action will have any effect upon natural salinity in tidal waters.
- (7) Discuss whether or not there will be any increased incidents of flooding caused by structural obstructions or increased flow due to the proposed project. Include the probable effects in terms of flood levels, channel erosion, velocity and siltation of stream channels.
- (8) Discuss any cumulative effects, e.g., coupling thermal discharges from other existing facilities with the proposed project for analysis of cumulative impact upon receiving water body.

### C. Air:

- (1) Provide all data necessary to permit the state to perform diffusion modeling on the effect of the proposed action on the air quality of the area surrounding the project. All the aspects of the project should be given consideration in terms of possible receptor sites of air pollutants directly or indirectly generated from the proposed project. Include a discussion of the cumulative aspects. Discuss ambient air quality data present and projected so that direct comparisons may be made between present air quality, projected air quality and air quality standards.

## MAYWOOD CODE

- (2) Discuss if the project will meet applicable emission standards and regulations contained in the state implementation plan.
  - (3) Discuss precautions taken to prevent odor problems from becoming a public nuisance and/or being in violation of the State Air Pollution Control Act.<sup>1</sup>
  - (4) Discuss long-term consideration given to the relationship between nearby residences and businesses, the project and prevailing wind patterns on the seasonal and annual air quality in the area (give meteorological patterns, macro and micro, where possible).
  - (5) Discuss precautions taken to prevent the airborne transmission of pathogenic organisms, if applicable.
  - (6) Discuss the possible influence of the proposed action on immediate area local receptors.
  - (7) Base the evaluation of air quality on complete diffusion climatology, providing adequate references.
- D. Aquatic and terrestrial wildlife:
- (1) Discuss the gain/loss of their habitat and its effect.
  - (2) Discuss the gain/loss of food chain on the aquatic and terrestrial wildlife.
  - (3) Discuss the effect of noise, dust, lighting, turbidity and siltation from construction and, after completion, upon aquatic and terrestrial wildlife.
  - (4) Discuss any recreation gain/loss with regard to hunting and fishing.
- E. Social and economic:
- (1) Discuss the socioeconomic effects on the community due to any induced development attributable to the proposed action. Will adequate public services be available to serve this development, such as schools, parks and fire and police protection? Include a discussion of local controls on development.
  - (2) How will noise levels due to operation of facilities affect humans and wildlife? Describe these potential problems in terms of decibels, time of noise, duration and types and discuss any noise control methods to be used.
  - (3) Describe how the action will affect recreational capabilities of the area.
  - (4) Discuss how the project will affect historical, archaeological or cultural values.
- F. Solid wastes:
- (1) Discuss methods for solid waste handling, both during construction and subsequent operation.
- G. Aesthetics:
- (1) Discuss how the natural or present character of the area will be changed as a result of the proposed action.
  - (2) Graphically describe the shadow cast by any structures.

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<sup>1</sup> Editor's Note: See N.J.S.A. 26:2C-1 et seq.

## LAND USE

### ABNORMAL ENVIRONMENTAL IMPACTS.

Discuss the potential of man-made accidents and natural catastrophes and their probabilities and risks with regard to the proposed project.

### METHODS OF MITIGATING ADVERSE ENVIRONMENTAL IMPACTS.

- A. Discuss the remedial, protective and mitigative measures to be taken as part of the proposed project in response to the adverse environmental impact. Mitigating measures should discuss the methods to be used for the project to be brought into compliance with all applicable air and water quality standards, plus noise, solid waste, radiation and land use regulations. Mitigation of adverse environmental effects should reflect latest state-of-the-art technology. Included, but not limited to, in the discussion of mitigating measures may be the following design considerations and operational strategies:
- (1) Site location.
  - (2) Air quality through control apparatus and/or controlled combustion process.
  - (3) Water quality through treatment of domestic and industrial wastewater, thermal cooling or eutrophication control.
  - (4) Erosion and sedimentation control measures and stormwater runoff control measures from paved areas.
  - (5) Dust control measures.
  - (6) Noise control measures.
  - (7) Traffic control measures.
  - (8) Solid waste reuse and resource recovery.
  - (9) Establishment of buffer zones, selective clearing and/or landscaping.
  - (10) Protective measures for aquatic and terrestrial plants and animals.
  - (11) Architectural techniques to blend structures with the surrounding area.
  - (12) Continuous and systematic monitoring of all emissions and discharges.
  - (13) Contingency plans and emergency procedures in the event of an accident or natural catastrophe.
  - (14) Employee education and ongoing inspection program.
  - (15) Containment areas, floating booms, check valves or nonpermeable barriers to control accidental spills or leaks.

### ANY ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED SHOULD THE PROJECT BE IMPLEMENTED.

This section should provide a discussion of the kinds and magnitude of adverse impacts which cannot be reduced in severity or reduced to an acceptable level.

## MAYWOOD CODE

- A. For those impacts which cannot be reduced, their implications and the reasons why the action being proposed notwithstanding their effect should be described in detail.
- B. Where abatement measures can reduce adverse impacts to acceptable levels, discuss the effectiveness, costs of the abatement measures and the basis for considering the adequacy of the determination.

### ALTERNATIVES TO THE PROPOSED PROJECT.

The analysis of alternatives should be sufficiently detailed and rigorous to permit independent and comparative evaluation of the benefits, costs and environmental risks of the proposed project and each reasonable alternative.

- A. Include the alternative of taking no action. Other alternatives include other sites, designs, processes and operations considered and rejected.
- B. Include alternatives capable of substantially reducing or eliminating any adverse impacts, even at the expense of reducing project objectives.
- C. For each alternative discussed, include reasons why each was not as acceptable as the proposed action.

### ANY IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES SHOULD THE PROJECT BE IMPLEMENTED.

This section should identify the extent to which the proposed action curtails the diversity and range of beneficial uses of the environment.

- A. Use of renewable and nonrenewable resources during construction and continued operation should be outlined.
- B. Consideration should be given to irreversible damage which may result from accidents.
- C. Energy consumption of the project during both the construction and operational phases should be described and analyzed. Alternative energy sources should be presented and compared to the one selected. The reasons for the selection should be stated.

### AN EVALUATION OF THE ACTION IN RELATION TO SHORT-TERM USE OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY.

Short-term refers to the period of time during which the proposed action takes place, including the lifespan of operation. Long-term refers to the time period extended beyond the life of the proposed action.

- A. Describe those cumulative and long-term effects of the proposed action which either significantly reduce or enhance the state of the environment for future generations. This analysis should include the cumulative effects of all actions or activities in the vicinity with similar environmental impacts of the proposed action.