

BOROUGH OF MADISON
CHECKLIST C

APPLICATION FOR DEVELOPMENT
PRELIMINARY ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST

The purpose of this checklist is to collect information about a proposed development project in order to:

- Understand and consider the environmental impacts of a proposal before the Borough makes important land use decisions.
- Verify environmental conditions using the Madison Borough Environmental Resources Inventory (ERI), to make site-specific land use decisions with the knowledge of existing environmental conditions, and which are in the interest of the Borough's long-term sustainability.
- Adequately review the design of a proposed development and where practical, and determine ways to reduce, mitigate or avoid environmental impacts from a project.
- Determine whether the environmental impacts from a proposal are significant, requiring the preparation of an Environmental Impact Statement (EIS).
- Use the information collected to regularly update the Borough's ERI.

IMPACT AREAS

In reviewing applications, Madison's Planning and Zoning Boards are required to consider environmental features to minimize any adverse impact on the environment (§195-24.3.A.), including the:

- Prevention of soil erosion
- Protection of significant vistas or views

- Preservation of trees
- Protection of watercourses, resources, topography, soil and animal life
- Protection of air quality [Recommended]

EIS DETERMINATION

The Borough's Technical Coordinating Committee (TCC), with recommendation from the Madison Environmental Commission (MEC), is the agency responsible for determining whether an Environmental Impact Statement (EIS) is required for a project.

An EIS must be prepared [~~for applications involving a major subdivision, as part of preliminary approval~~] [Recommended: for all site plan and subdivision proposals that could result in a probable adverse impact on the quality of the environment or are in a critical area]. The submission requirements for an EIS are provided in Ordinance §195-20.F.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist requires that applicant's describe basic information about their proposals or projects. If a question does not apply to your proposal, write "does not apply."

The checklist questions apply to all parts of a proposal, even if they will take place over a period of time or on different parcels of land. The intended components of the full project must be understood at the earliest stage of the project.

Attach any additional information that will help describe your proposal or its environmental effects.

**MADISON BOROUGH
PRELIMINARY ENVIRONMENTAL CHECKLIST**

Applicant's Name: Madison Movie Development LLC.

Applicant's Address: 359 Springfield Road, 2nd Fl, Summit NJ

Phone (Day / Evening): 201-957-6522

Contact Email Address: Brandon Alviano <balviano@saxumre.com>

Project Name: 14 Lincoln

Project Location: 14 Lincoln Place, Madison New Jersey, 07640

Type of Project: Minor Sub. Prelim. Major Sub. Final Major Sub. Prelim. Site Plan Final Site Plan

Provide a brief description of proposed project: Mixed Use Residential/Retail with parking

Please indicate the site Zoning District(s): CBD-1 Please indicate Master Plan Land Use designation: _____

	Environmental Feature	Yes	No	Please Describe / Comments
PROJECT BACKGROUND				
1	Is the property currently being used? If so, please describe current use.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vacant theater occupies the entire property.
2	Will any structures on the site be demolished as part of the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Site Plan- Site Preparation Plan (pg.3)
3	Will the project be built in phases? If so please describe phasing schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A single phase is anticipated
4	Do you have plans for future additions, expansions or further activity related to or connected with this proposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Land Resources				
5	Are there slopes over 12%? If so, provide the percentage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current driveway at 12% to be maintained throughout duration of project
6	Will the project involve changes in relief or drainage patterns?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dry wells proposed for the project. See stormwater management report (SWM-pg.4).
7	Could erosion occur as a result of clearing, construction or use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See Site Plan-Soil Erosion and Sediment Control Plan (SESC-pg.5)
8	Does the project propose measures to reduce or control erosion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Site Plan-SESC (pg.5)
9	Does the project propose filling or grading? If so indicate approximate quantities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See Site Plan-SESC (pg.5)
10	Does the site contain any Prime Aquifer Recharge Soils?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See attached Storm Water Management Report- Appendix A: NRCS Soil Survey Mapping
11	Does the project increase the amount of impervious surfaces? If so, indicate before and after percentages.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	98% to 97.72% impervious surfaces


	Does the project increase the amount of open space or hardscaped public space on the site?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
Air Resources			
	Would the proposal result in emissions (i.e., dust, odors, smoke) during construction or after completion?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Dust mitigation notes provided on Site Plan- Soil Erosion and Sediment Control Plan (pg.5)
	Are there any off-site emissions or odors that may affect your proposal?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Does the project propose measures to reduce or control emissions or other impacts to the air, if any?	<input checked="" type="checkbox"/> <input type="checkbox"/>	The residential units will be provided with high efficiency electric variable refrigerant flow (VRF) mechanical heat pump units with a possible option for heat recovery for the domestic hot water.
	Does the project propose measures to reduce or control indoor air pollutants (i.e., dust from renovations, paints, molds/mildew, etc.)	<input checked="" type="checkbox"/> <input type="checkbox"/>	Paints and coatings for wood flooring will have low total volatile organic compounds (VOCs), any carpeting specified will have low particulate content. Wall assemblies in wet environments will be comprised of mold resistant sheathing materials.
Water Resources			
	Will the project require work within 200 feet of a surface water body (i.e., year-round and intermittent streams, lakes, ponds, wetlands)? Please describe.	<input type="checkbox"/> <input checked="" type="checkbox"/>	See attached Figure 1, Surface Waters Map
	Does the proposal lie within a 100-year floodplain?	<input type="checkbox"/> <input checked="" type="checkbox"/>	See attached Figure 2, FEMA Effective FIRM Map
	Will fill and dredge material be placed in surface water or wetlands	<input type="checkbox"/> <input checked="" type="checkbox"/>	None are on-site.
	Will fill and dredge material be removed from surface water or wetlands	<input type="checkbox"/> <input type="checkbox"/>	Does not apply
	Will surface water or ground water be withdrawn or require a diversion?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Will there be discharge to ground water?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Dry wells proposed. See SWM Report (pg.4).
	Does the project propose a method of surface runoff collection? Explain.	<input checked="" type="checkbox"/> <input type="checkbox"/>	Roof drainage collection. See Site Plan- Layout, Grading & Utility Plan (pg.4)
	Will runoff water flow into other waters?	<input type="checkbox"/> <input checked="" type="checkbox"/>	See SWM Report
	Does the project propose measures to reduce or control surface water runoff impacts or impacts to ground water?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Dry wells proposed. See SWM Report (pg.4).
	Is the project located within a Well Head Protection Area (WHPA)?	<input type="checkbox"/> <input checked="" type="checkbox"/>	See Figure 3, Wellhead Areas for Public Non-Community Water Supply, and Figure 4, Wellhead Areas for Public Community Water Supply.
Vegetation Resources			
	Will any trees (deciduous or evergreen) be removed or altered as a result of the project? Provide types and amount.	<input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located in a highly urbanized environment, and no trees exist or are proposed.
	Will any shrubs, plants, vine or grass areas be removed or altered?	<input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located in a highly urbanized environment, and no shrubs, plants, vine or grass areas exist or are proposed.
	Are there any threatened or endangered plant species known to be on or near the site? Please list.	<input type="checkbox"/> <input checked="" type="checkbox"/>	

	Does the project propose landscaping, use of native plants, or other measures to preserve or enhance vegetation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Does the project propose any invasive, non-native or exotic plant species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Does the project propose any new street trees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Does the project propose Integrated Pest Management as part of its landscaping management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Will the landscaping management of trees, plants, lawns or gardens on the site require fertilizer or chemical pesticide use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wildlife Resources				
	Have any bird species (i.e., hawk, heron, eagle, duck, geese, songbirds) been observed on or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Have any animals (i.e., deer, bear, rabbit, possum, etc.) been observed on or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Are there any threatened or endangered species known to be on or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Does the project propose measures to preserve or enhance wildlife?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highly urbanized environment, no impacts proposed.
Recycling, Energy and Natural Resources				
	Does the project incorporate a recycling plan? If so, please describe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recycling located in trash room. See Cellar Level Plan (pg.1) on Floor Plan.
	Does the project propose the use of any alternative means of energy use (i.e., solar, wind, geothermal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None proposed.
	Would your project affect the potential use of solar energy by adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Does the project propose any energy conservation features to reduce or control energy impacts? List types.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The rooftop surface would be a light color to reflect solar gain. All windows would meet or possibly exceed code required U-values and solar heat gain coefficients (SHGC). The south facing projecting sign canopies at grade will double as solar shades for the retail store fronting Lincoln Place.
Environmental Health				
	Are there any existing areas of contamination on site? If so, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Are there any environmental health hazards (i.e., exposure to toxic chemicals, risk of fire or explosion, hazardous waste, etc.) that could occur as a result of this project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Will the project result in high levels of noise (i.e., traffic, construction, operation, music, etc.)? If so, indicate anticipated hours of noise.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project will comply with all local noise ordinances for duration of construction.

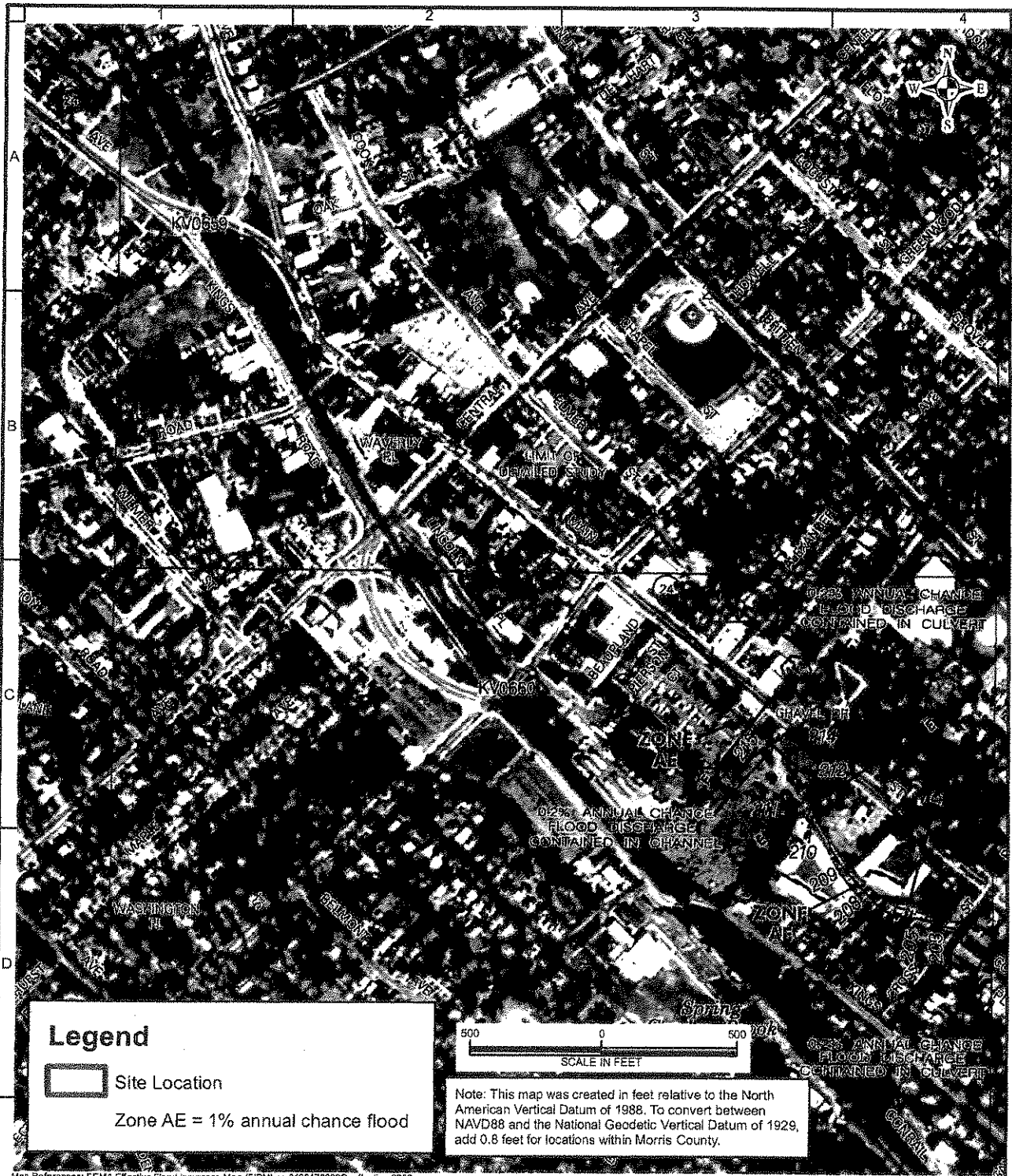
	Does the project propose measures to reduce or control environmental health hazards or noise impacts, if any?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Windows and exterior wall elevation, and interior partitions between units and facing corridors will be of a NRC (noise reduction coefficient) to ensure acoustic privacy. For wooden floors installed in units, adequate sound reduction material will be installed below the finish material to ensure acoustic privacy from the units below. Wall sheathing material in wet areas will be rigid treatment.
Light and Glare			
	Would the proposal result in any light pollution or glare? What time of day?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Could light or glare from the finished project interfere with views?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	What existing off-site sources of light or glare may affect your proposal?	<input type="checkbox"/> <input type="checkbox"/>	Does not apply
	Does the project propose any measures to reduce or control light and glare impacts, if any?	<input type="checkbox"/> <input checked="" type="checkbox"/>	All exterior light sources will be shielded and oriented to the ground.
Historic, Cultural and Recreation Preservation			
	Are there any places or objects listed on, or proposed for, national, state, or local historic preservation registers known to be on or next to the site?	<input checked="" type="checkbox"/> <input type="checkbox"/>	The site is located in the Madison Civic Historic District. The site itself, and neighboring buildings are not listed on the NHL. See Figure 6, Historic and Cultural Resources Map
	Are there any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?	<input checked="" type="checkbox"/> <input type="checkbox"/>	The site is within a listed historic district.
	Are there any designated or informal recreational opportunities in the immediate vicinity of the site? Please list.	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Would the proposed project displace any existing recreational uses? If so, describe.	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Does the project propose any measures to reduce or control impacts on historic resources and recreation uses within the vicinity, if any?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Demolition and construction plans are being prepared to protect adjacent buildings.
Transportation			
	Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Railway station approx 70 ft from site, R-24 NJ Transit Bus Stop approx 900 ft from site
	Is the site currently served by sidewalks? Please indicate the condition of the sidewalks.	<input checked="" type="checkbox"/> <input type="checkbox"/>	Concrete sidewalks in good condition will remain throughout the project. As noted on Civil Set- layout grading & utility plan, where sidewalk is disturbed, pavers shall be salvaged for reinstallation in accordance with town standards.
	Is the site currently served by designated bike lanes or "Share the Road" lanes?	<input type="checkbox"/> <input checked="" type="checkbox"/>	
	Does the project propose any bicycle parking spaces?	<input checked="" type="checkbox"/> <input type="checkbox"/>	24 bicycle parking spaces provided. (1 per unit). See Cellar Level Plan on Floor Plan.
	Does the project require a variance for the number of vehicle parking spaces being provided?	<input checked="" type="checkbox"/> <input type="checkbox"/>	

	Does the parking area design include elements for Low Impact Development (LID) stormwater management (i.e., bioswales, porous pavement, tree plantings, etc.)	<input type="checkbox"/> <input type="checkbox"/>	Does not apply, not a major development, LID not required by NJDEP. Parking area is covered by building roof, which is considered clean water.
	Does the project propose any pedestrian or bicycle use improvements?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Bike parking. Cellar Level Plan (pg.1) on Floor Plan.
	Does the project propose measure to reduce or control transportation impacts?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Railway station approx 70 ft from site, R-24 NJ Transit Bus Stop approx 900 ft from site
Public Services and Utilities			
	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, describe.	<input checked="" type="checkbox"/> <input type="checkbox"/>	24 living units and retail space may require municipal services.
	Does the project proposed measures to reduce or control direct impacts on public services, if any?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Sprinklers and alarm systems, along with secured entrances.
	Does the project propose the installation or connection of new utilities (electric, gas, water, telephone, sewer, other)?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Yes. See Site Plan- Layout, Grading & Utility Plan (pg.4)
	Does the project proposed measures to reduce or control direct impacts on public utilities, if any?	<input checked="" type="checkbox"/> <input type="checkbox"/>	Energy efficient fixtures and appliances are proposed throughout the building.
Planning & Approvals			
Please indicate if the proposed project is compatible with the existing surrounding land uses (and projected land uses, if any). Describe any proposed measures to ensure compatibility: Yes. The project is is consistent with the surrounding area as similar uses exist.			
List any additional governmental or agency approvals required for this project: Morris County Soil Conservation District Morris County Planning Board			
Additional comments:			

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 
Applicant: Kerrin Flanagan Date: 9/3/20

FIGURES



<p>300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC Collectively known as Langan</p> <p>NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996460</p>	<p>Project</p> <p>14 LINCOLN</p> <p>BLOCK No. 2702, LOT No. 24</p> <p>MADISON BOROUGH</p> <p>MORRIS COUNTY NEW JERSEY</p>	<p>Drawing Title</p> <p>FEMA EFFECTIVE FIRM MAP</p>	<p>Project No. 100838601</p> <p>Date 8/20/2020</p> <p>Scale 1" = 600'</p> <p>Drawn By RAF</p>	<p>Figure</p> <p>1</p>
	<p>Map Reference: FEMA Effective Flood Insurance Map (EFIRM) no. 3403470092C, effective 2002</p>			



Map Reference: Surface Waters, NJDEP 2018, NJ 2015 Natural Color

LANGAN
 300 Kinball Drive
 Parsippany, NJ 07054
 T: 973.660.4900 F: 973.660.4601 www.langan.com

Langan Engineering & Environmental Services, Inc.
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 Langan International LLC
 Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27896400

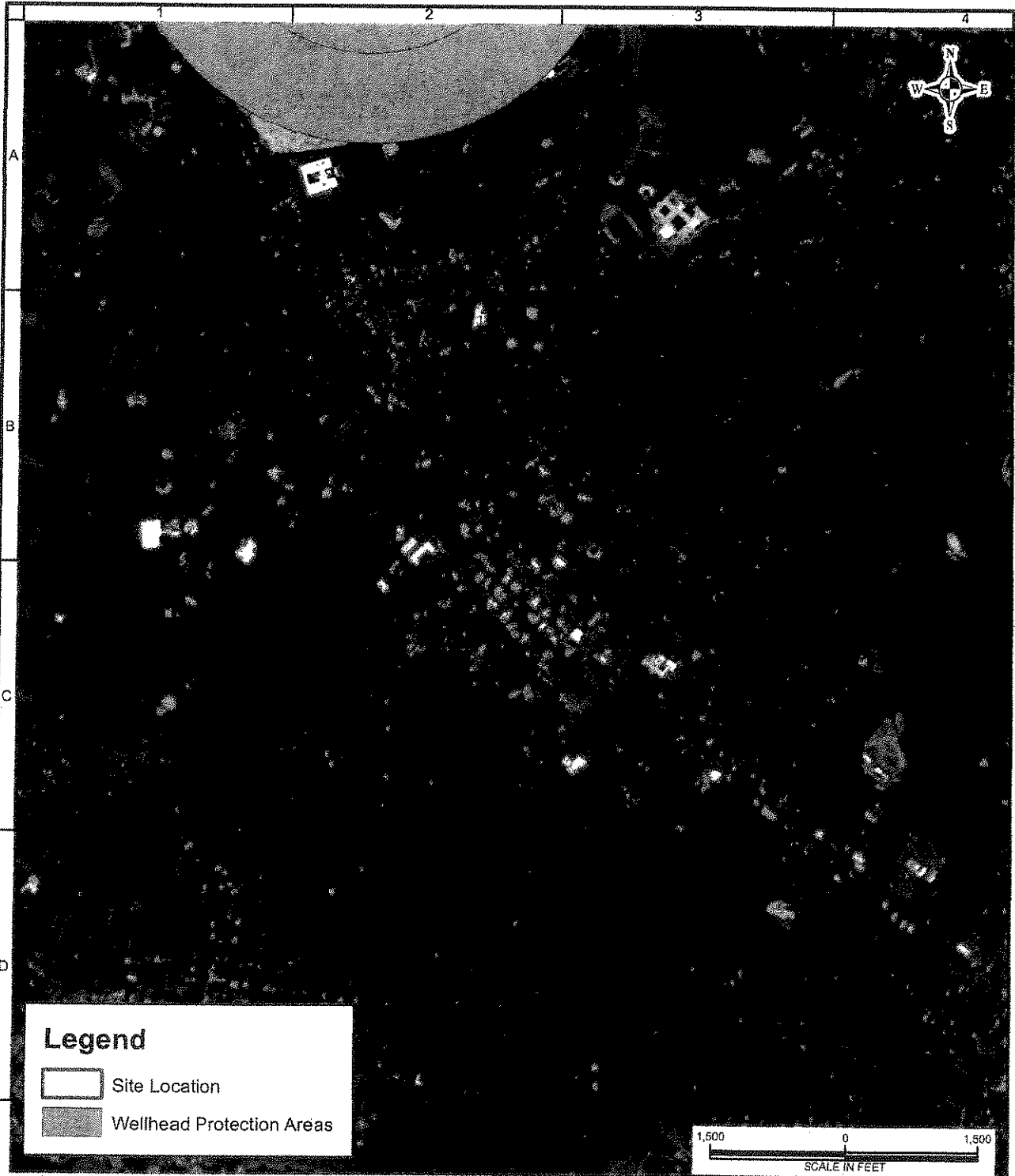
Project

14 LINCOLN
 BLOCK No. 2702, LOT No. 24
 MADISON BOROUGH
 MORRIS COUNTY NEW JERSEY

Drawing Title

**NJDEP
 SURFACE WATERS**

Project No. 100838601	Figure 2
Date 8/17/2020	
Scale 1" = 500'	
Drawn By RAF	

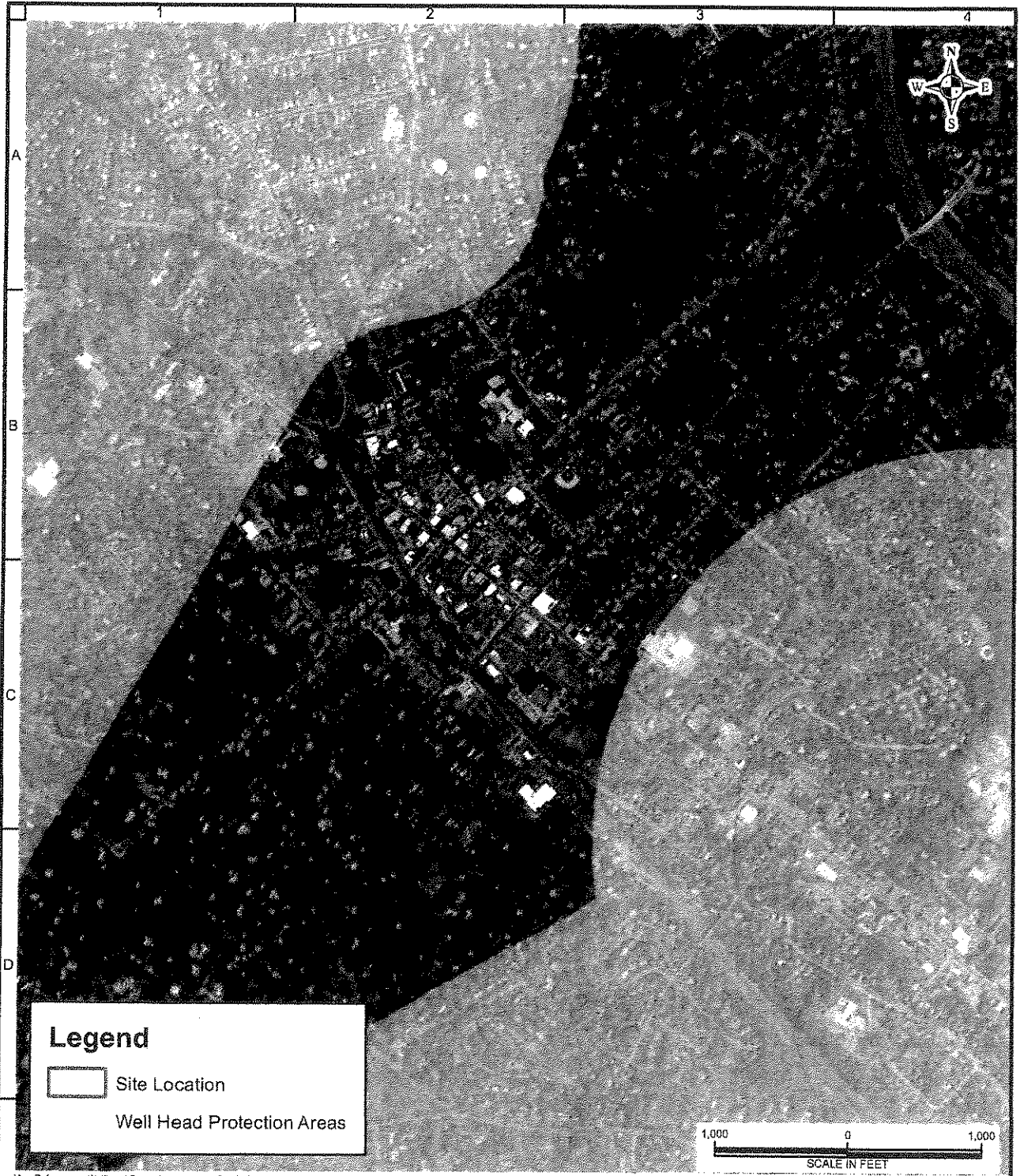


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 300 Klynbell Drive
 Parsippany, NJ 07054
 T: 973.560.4900 F: 973.560.4901 www.langan.com
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 Langan Engineering, Environmental, Surveying,
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 Langan International LLC
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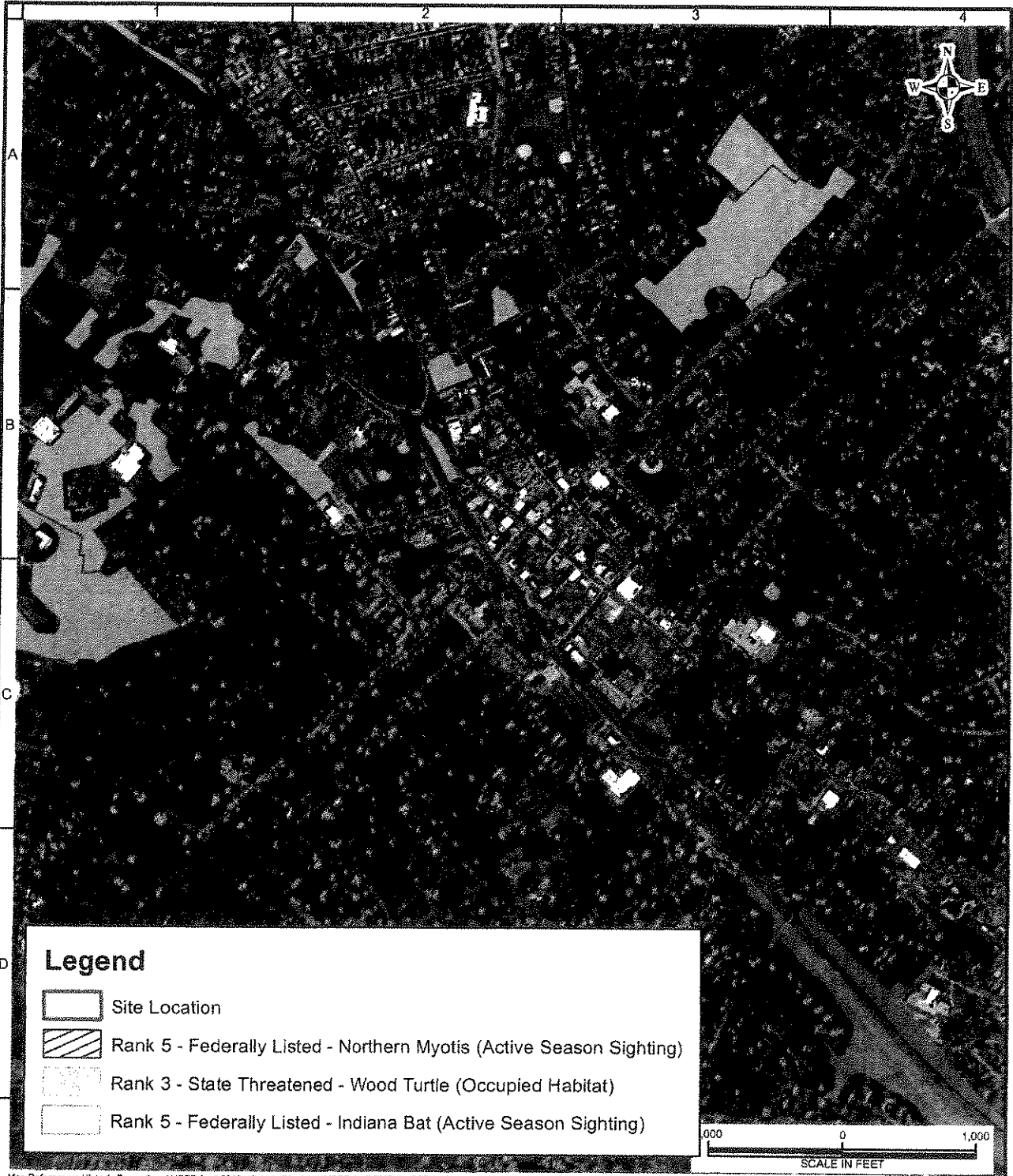
Project
14 LINCOLN
 BLOCK No. 2702, LOT No. 24
 MADISON BOROUGH
 MORRIS COUNTY NEW JERSEY

Drawing Title
**WELLHEAD
 PROTECTION
 AREAS FOR
 PUBLIC NON-
 COMMUNITY
 WATER SUPPLY
 WELLS IN NJ**

Project No. 100838601	Figure 3
Date 8/17/2020	
Scale 1" = 1500'	
Drawn By RAF	



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	<p>Map References: Wellhead Protection Areas for Public Community Water Supply NJDEP 2019, NJ 2016 Natural Color</p>			



Map References: Historic Properties, NJDEP April 2020, Historic Districts, NJDEP April 2020, NJDEP Archaeological Sites April 2020, NJ 2015 Natural Cover

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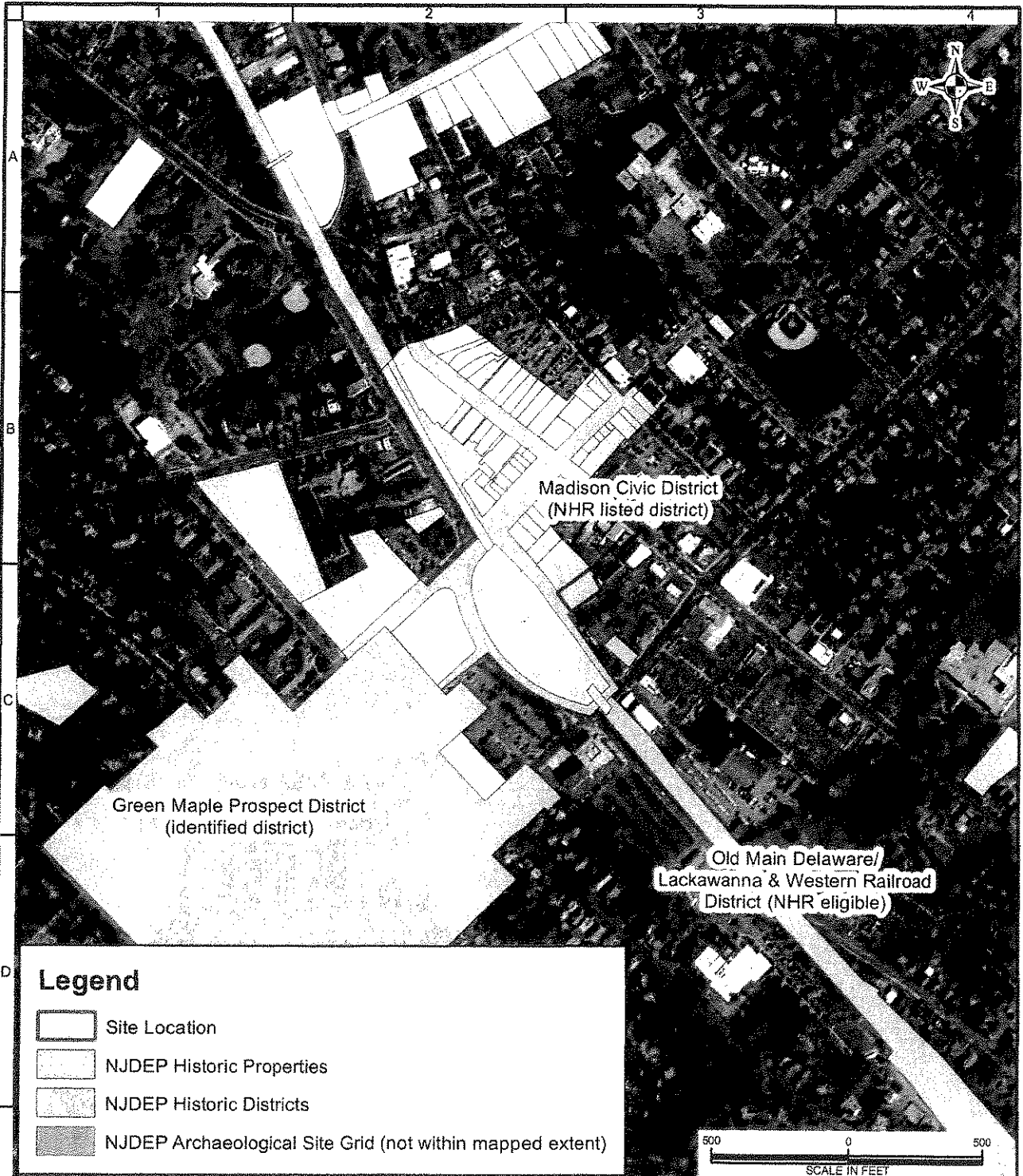
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Project
14 LINCOLN
 BLOCK No. 2702, LOT No. 24
 MADISON BOROUGH
 MORRIS COUNTY NEW JERSEY

Drawing Title
**THREATENED
 AND
 ENDANGERED
 SPECIES**

Project No. 100838601	Figure 5
Date 8/17/2020	
Scale 1" = 1000'	
Drawn By RAF	



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	14 LINCOLN	HISTORIC AND CULTURAL RESOURCES	100838601	6
	BLOCK No. 2702, LOT No. 24		Date	
	MADISON BOROUGH		8/17/2020	Scale
MORRIS COUNTY NEW JERSEY			1" = 500'	
			Drawn By	
			RAF	

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27985490