

ENVIRONMENTAL IMPACT STATEMENT

**PROPOSED TOWNHOUSE DEVELOPMENT
BLOCK 32.01 / LOT 12
522 VALLEY ROAD (COUNTY ROUTE 612)
CITY OF CLIFTON
PASSAIC COUNTY, NEW JERSEY**

PREPARED FOR:

522 VALLEY ESTATES, LLC

PREPARED BY:

**STONEFIELD ENGINEERING & DESIGN, LLC
92 PARK AVENUE
RUTHERFORD, NEW JERSEY
RUT-220013**

REPORT DATE

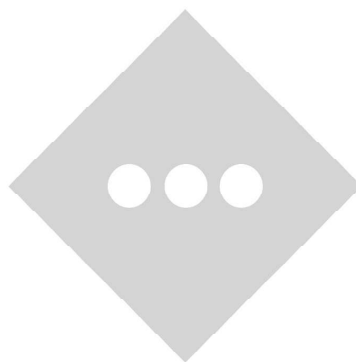
FEBRUARY 24, 2023



**AFTON SAVITZ, P.E.
NEW JERSEY PROFESSIONAL ENGINEER LICENSE #57674**

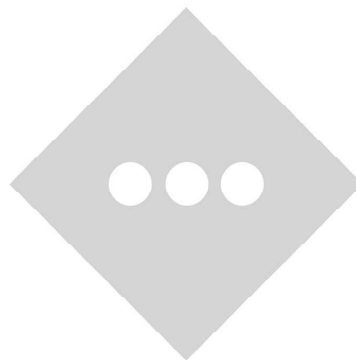
REPORT CONTENTS

1.0	PROJECT DESCRIPTION.....	1
2.0	MASTER PLAN COMPATIBILITY	1
3.0	EXISTING ENVIRONMENTAL SITE INVENTORY.....	2
	TABLE 1: SUMMARY OF EXISTING ENVIRONMENTAL SITE INVENTORY	2
4.0	ENVIRONMENTAL IMPACT ASSESSMENT.....	5
	TABLE 2: SUMMARY OF ENVIRONMENTAL IMPACT EVALUATION.....	5
5.0	IMPACT MITIGATION	8
6.0	LICENSES, PERMITS, AND APPROVALS REQUIRED	10
6.0	ALTERNATIVE ANALYSIS	10
6.1	DENSITY ADJUSTMENT.....	10
7.0	DOCUMENTATION	11



APPENDICIES

PROJECT FIGURES.....	A
AERIAL MAP	FIGURE I
TAX & ZONING MAP.....	FIGURE 2
USGS LOCATION MAP	FIGURE 3
FEMA MAP	FIGURE 4
NJDEP GeoWEB LANDSCAPE PROJECT – PIEDMONT PLAINS	FIGURE 5
PRELIMINARY AND FINAL MAJOR SITE PLAN	B
NRCS COUNTY SOILS SURVEY.....	C
GEOTECHNICAL INVESTIGATION REPORTS	D



1.0 PROJECT DESCRIPTION

522 Valley Estates, LLC is proposing to redevelop Block 32.01, Lot 12, commonly known as 522 Valley Road (County Route 621) located along the southbound side of Valley Road (County Road 621) approximately 50 feet across the street from the intersection with Mount Washington Drive (herein referred to as the “project site”) to accommodate three (3) four-story townhouse buildings totaling twenty (20) individual townhouse units. Additional improvements one (1) two-car driveway per townhouse unit, an off-street parking lot for guest parking, lighting, landscaping, utility services, and stormwater management and conveyance systems.

The property is located within the Residential One Family Zoning District (R-A1) and the Steep Slopes Overlay District. The proposed development is surrounded by residential uses within the vicinity and Rifle Camp Park within the Borough of Woodland Park located immediately to the northwest. The site will be accessed via one (1) full-movement driveway along Valley Road (County Route 621) Refer to **APPENDIX A** for project maps of the project site.

The project site is 167,553 SF (3.85 acres), the extent of land disturbance is 108,003 SF (2.49 acres), and 90,185 SF (2.07 acres) of new impervious surfaces, will be created by the project.

This Environmental Impact Statement has been prepared per City of Clifton requirements to investigate the existing conditions of the property, evaluate the potential impacts of the proposed redevelopment, and discuss the measures to mitigate environmental impacts, if any.

2.0 MASTER PLAN COMPATIBILITY

The proposed development is in accordance with the current City of Clifton Master Plan (2003) and the subsequent Master Plan Reexamination Report (2021). Particularly, Goals #1, #2, #4, and #13 of the Land Use section are achieved by virtue of proposed development. The townhouse development promotes Goals #1 and #2 by preserving the prevailing residential development patterns of the City and providing a compatible use specific to the Steep Slope Overlay District. Goal #13 is achieved through safe site circulation, adequate lighting mindful of neighboring properties, architectural design in character with the residential area, and a robust landscaping plan. A particular focus was given on providing a visually appealing front yard that is overall consistent with Valley Road frontages.

In each facet of the City of Clifton's Natural Resource Inventory (NRI) Report, the proposed development demonstrates compatibility. Although the project site is distant from regulated waterways, the development actively preserves the water resources of Clifton by responsible recharge and discharge of stormwater runoff so as to not cause flooding or contamination of the Valley Road (County Route 621) infrastructure. The air resources and living (vegetated) resources of the City remain an important component of development as any trees being removed are either replaced or funded by fee to be replaced elsewhere in the City. By remaining largely vegetated and keeping impact to local wildlife at a minimum, the project site respects the need for sufficient air quality and habitable area respectively. Lastly, the townhouse use that this project site features is considerate of the adjacent one-family residential uses by conforming to the density requirements to which townhouses are subjected.

As the project site fronts a County Road, adherence to the Passaic County Master Plan is to be considered especially. The project furthers the goals and objectives of the Transportation Element of the Master Plan by maintaining the compatibility and relationship between Valley Road (County Route 621) and the property fronting it. The Traffic Assessment Report prepared by our office demonstrates that the development will not incur a trip increase exceeding 100 vehicles, and as a result will not change the level of service for the roadway system. Additionally, the site's proximity to established NJ Transit bus stop locations, specifically the Jay St. bus stop for bus route 192 which is 300 feet south of the project site, contributes to a reduction in automobile use and reduces the need for automobile ownership by residents.

The project site is in the immediate vicinity of the municipal border between the City of Clifton and the Borough of Woodland Park. Consequently, the proposed development shall be in accordance with the Borough's Master Plan relationship to surrounding municipalities. The relationship to the City is defined by having residential zoning districts adjacent to the Open Space and Recreation district within the Borough. The townhouse development maintains the residential use nature and the portion of the project site closest to the Borough remains undisturbed.

3.0 EXISTING ENVIRONMENTAL SITE INVENTORY

Refer to the table below for a summary of the existing environmental inventory on site:

TABLE I: SUMMARY OF EXISTING ENVIRONMENTAL SITE INVENTORY

Environmental Parameter	Summary Notes
Climate	The site is located within the Central climate zone for the State (humid and temperate climate). Average precipitation is in the range of 48 inches per year.

<p>On-Site Soils</p>	<p>The site is underlain by the following soil classifications, based upon the County Soil Survey:</p> <ul style="list-style-type: none"> • Boonton Silt Loam (BonDb) is described as very stony, comprises approximately 69.2% of the project site, has slopes ranging from 15% to 30%, belongs to Hydrologic Soil Group C, and is considered well-drained. • Holyoke-Rock Outcrop Complex (HomC) makes up approximately 23.6% of the soils on site, has slopes ranging from 3% to 15%, belongs to Hydrologic Soil Group D, and is considered well-drained. • Urban Land-Boonton Complex (USBOOC) is described as a red sandstone lowland that covers approximately 7.2% of the site, has slopes ranging from 8% to 15%, belongs to Hydrologic Soil Group D, and is considered well-drained.
<p>Topography & Steep Slopes</p>	<p>The high point of the project site is located at the western lot line (elevation 453 feet) along the cliff face of Rifle Camp Park which serves as a municipal border between the City of Clifton and the Borough of Woodland Park. The elevation at the eastern corner of the property line is approximately 318 feet, which makes for an approximate elevation change across the site of 135 feet. On-site topography slopes east toward Valley Road. Grades on site generally range from 20% to 40% within the heavily wooded and rocky terrain at the rear of the site and decreases to grades as low as 5% as it approaches Valley Road.</p>
<p>Underlying Geologic Conditions</p>	<p>A “Report of Limited Geotechnical Investigation” and a “Report of Stormwater Management Area Evaluation” were performed by Whitestone Associates, Inc. which consisted of three (3) soil borings and nine (9) test pits respectively. The borings and profile pits encountered approximately two to six inches of topsoil in landscaped areas and two to six inches of asphalt and/or gravel in existing parking areas. The native soils generally consist of sandy clay loam and clay loam with variable amounts of gravel and/or silt with varying amounts of gravel and sand ranging from depths of 0.5 to 13 feet below grade. Glacial deposits were encountered at depths of 6 to 12 feet below grade at the southern portion of the site. Each of the test performed were terminated at a depth of 12 feet below grade and recorded infiltration rates below 0.2 in/hr which will require further geotechnical testing to verify. Test Pits 8 and 9 were terminated at a depth of 11 feet below grade due to the presence of bedrock. Based on the investigation, signs of seasonal high groundwater were not encountered up to a maximum depth of 12 feet below grade in the southeastern portion of the site. Refer to APPENDIX D for the full Geotechnical Investigation.</p>

<p>Vegetation, Wildlife, or Threatened & Endangered Species</p>	<p>Under existing conditions, the undeveloped rear portion of the site is comprised of wooded areas with brush and forest throughout. The portion of the lot nearest to Valley Road (County Route 621) consists of grassy areas with concrete walkways and asphalt parking area. The remainder of vegetation onsite consists of grassy areas interspersed with trees, primarily surrounding the structures onsite. Refer to APPENDIX B for the Existing Conditions Plan which delineates the limit of the heavily wooded area.</p> <p>Per the Piedmont Plains Landscape Project layer of NJDEP GeoWeb, the wooded portion of the site is recognized as a breeding area for the Brown Thrasher (<i>Toxostoma Rufum</i>) which is a species of special concern (rank 2). Refer to APPENDIX A for the corresponding NJDEP GeoWeb Mapping.</p>
<p>Surface Waters & Flood Plain Management</p>	<p>The site does not contain any regulated watercourses or water bodies on site. However, there is a regulated waterway, Third River, and associated wetlands at the top of Rifle Camp Park located approximately 1,000 FT away from the western property line.</p> <p>Per the FEMA effective map number 34031C0218G, the site is not located within any flood hazard area. Similarly, there are no flood hazard areas located within 1,000 FT of the site.</p>
<p>Subsurface Water</p>	<p>At the time of geotechnical investigation, no groundwater was encountered at any of the nine (9) test pits that were conducted. Currently, the existing single-family home is serviced by a water well which is located nearest to the eastern property line and Valley Road.</p>
<p>Unique, Scenic, or Historic Features</p>	<p>There are no portions of the site which would be considered to have unique, scenic and/or historic qualities as confirmed by NJDEP GeoWeb mapping and the City's NRI. The site is located approximately 1,000 feet east from Rifle Camp Park. The site is not located in any historic district or classified as a historic site.</p>
<p>Existing Development Features</p>	<p>The existing site consists of one (1) single-family home with an associated paved driveway area and accessory structure in the rear of the property. The property is located along Valley Road (County Route 621) which is under the jurisdiction of Passaic County. Site access is accomplished by one (1) private driveway located along Valley Road.</p>
<p>Air Quality and Noise Quality</p>	<p>The existing air quality onsite is anticipated to be consistent with the surrounding area which is impacted by vehicular traffic along Valley Road (County Route 621). The existing noise levels produced onsite are minimal in comparison to the vehicular traffic within the right-of-way.</p>

Environmentally Sensitive Areas	There are no significant environmentally sensitive areas located on site such as wetlands, marshlands, floodplains, or prime agricultural lands. However, the site is located at the bottom of Rifle Camp Park which features a cliff resulting in significantly steep slopes on site ranging from 25% to 40% and contains forested areas and woodlands.
Utilities & Infrastructure	Water and gas services for the site are currently provided by laterals stemming from a 12" water main and 8" gas main respectively. Water service to the existing structure may also be supplemented by an existing well located on the property's front yard. Electric service for the development is accomplished by overhead wires extending from a utility pole directly across Valley Road. Although not captured via survey, it is assumed sanitary service for the existing development is provided by a lateral which connects into the sanitary main within Valley Road. Four (4) stormwater catch basins exist along the Valley Road frontage, which collect the majority of existing site runoff and connect to the Passaic County conveyance system.

4.0 ENVIRONMENTAL IMPACT ASSESSMENT

See below for a table summarizing proposed impacts to the existing environmental inventory:

TABLE 2: SUMMARY OF ENVIRONMENTAL IMPACT EVALUATION

Environmental Parameter	Summary Notes
Soil Erosion & Sediment Control	Refer Sheet C-I I of the Site Plan for a Soil Erosion & Sediment Control Plan which details the practices used during construction to mitigate any potential negative impacts that may come from soil disturbance. These practices include silt fences, super silt fences, a stabilized construction entrance, inlet filter bags, and dedicated soil stockpiles and contractor staging areas. The proposed development is subject to approval from Hudson-Essex-Passaic Soil Conservation District for Soil Erosion and Sediment Control Plan Certification.
Floodplain & Wetland Management	The project site does not contain any flood hazard areas or wetland management areas; as such, no impacts are anticipated.

Surface Water Quality	The proposed development is anticipated to increase impervious cover on site as well as motor vehicle surface by at least one-quarter-acre. The project is classified as a Major Development by NJDEP and City stormwater regulations and is subject to stormwater quality standards. Twenty (20) pervious pavement systems and two (2) bioretention areas are proposed to treat the motor vehicle surfaces and provide an 80% total suspended solids removal rate to ensure water quality standards are met.
Groundwater Discharge	<p>No pollutants are anticipated to be associated with the project site. The project does not propose to keep the existing water well service, and any construction related to the well will be in accordance with the local health department requirements.</p> <p>Per NJDEP groundwater recharge requirements, the drainage design for the project site proposes to infiltrate the entirety of the increase in the 2-year storm runoff volume (8,224 CF) by means of permeable pavement systems and bioretention basins. Refer to the Stormwater Management Report prepared by our office for additional information regarding groundwater recharge.</p>
Sewage Disposal	Sanitary sewage will be collected from each individual building and will be conveyed to a proposed sanitary main on site that will be eventually discharged into the existing sanitary sewer main within Valley Road (County Route 621). An estimation of the sewer demand will be provided and confirmed to the Passaic Valley Sewerage Commission (PVSC). All sanitary connections will be designed in accordance with and subject to approval from the PVSC.
Solid Waste Disposal	Solid waste generated by the development is proposed to be managed within the proposed buildings and will be removed from the site by being brought to the curb outside each townhouse in accordance with the City of Clifton garbage collection schedule. Alternatively, a private hauler may be contracted for removal of solid waste. No hazardous substances are associated with the proposed use of the residential development and as such, none will be imported or exported from the site.

Disruption of Vegetation & Wildlife Habitats	<p>The proposed development will create an additional 1.02 acres of impervious surfaces. To mitigate the loss pervious cover throughout the site, a total of 63 trees will be planted as part of the landscaping design along with supplemental shrubs and native groundcover. Refer to the Landscaping Plan in APPENDIX B for additional planting details.</p> <p>Although the presence of a species of special concern (Brown Thrasher) is documented, the proposed development will not result in any substantial impacts as the majority of the documented area within the property will be remain undisturbed. Additionally, suitable wooded habitats for the species can be found in larger abundance immediately northwest of the site within Rifle Camp Park.</p>
Destruction of Scenic or Historic Features	<p>The site does not contain any scenic or historic features as identified on the National or State Register or by the City Natural Resource Inventory; as such, no impacts are anticipated.</p>
Air Quality Degradation	<p>The proposed development is not anticipated to impact on-site and/or surrounding air quality and will operate in accordance with N.J.A.C. 7:27 air quality requirements. A Landscaping Plan has been designed for the property which will maintain the existing positive impact on air quality.</p>
Contaminated Site Remediation	<p>There are no known NJDEP records of groundwater or soil contamination associated with the project site.</p>
Noise Levels	<p>There are no significant impacts to ambient noise levels anticipated as a result of the proposed development. The proposed residential development and associated sounds from vehicles and day-to-day living are in character with noise levels typical to a County Road. The proposed development will operate in accordance with requirements of N.J.A.C. 7:29 Noise Control and the City of Clifton Code Chapter 327 "Noise."</p>
Energy Utilization	<p>Overall, the energy consumption of the development will be typical of a residential townhouse development. Electrical service will be designed in accordance with the latest requirements from Rockland Electric Company. Each townhouse will be equipped with the latest appliances which have been designed to reduce electrical use and output. Similarly, LED lights are proposed on the development which conserve energy compared to those existing on site today.</p>

Effect on Public Services	<p>The police and fire departments of the City of Clifton will be consulted to provide feedback on the proposed development to ensure safety and circulation in accordance with the local requirements thereby increasing the safety of the proposed site by implementing practices that are in kind with updated requirements.</p> <p>The proposed development is anticipated to have a positive impact on the City of Clifton's community at large by introducing twenty (20) new townhouse residential units. The development is approximately 1.9 miles west of the Clifton High School and the Clifton Arts and Community Center.</p>
Traffic Congestion	<p>Traffic to the property is anticipated to increase due to the proposed development. However, the increase is minimal and will not affect the level of service demanded of Valley Road (County Route 621). One proposed full-movement driveway on the Valley Road frontage and internal access drives provide circulation for the 50 off-street parking spaces for residents and visitors of the development. Based on data from the Institute of Transportation Engineers' Trip Generation Manual (11th Edition), seven (7) weekday and five (5) weekend visitors are expected for the development by scaling the total trip generation to the quantity of visitor parking provided. Refer to the Traffic Assessment Report prepared by Stonefield Engineering & Design for a detailed analysis of proposed development's traffic impact.</p>

5.0 IMPACT MITIGATION

TABLE 3: SUMMARY OF IMPACT MITIGATION

See below for a table summarizing proposed mitigation for the impacts identified in Section 4.0:

Environmental Parameter	Summary Notes
Stormwater Management	<p>Refer to the Stormwater Management Report prepared by our office included with the City Planning Board submission. A proposed system of stormwater management structures and facilities is proposed to control the increase in runoff generated by the proposed development.</p>

Sewage Disposal	Sanitary flow from the site will be handled in the same fashion as existing conditions. A sanitary lateral will connect from the project site to the main along the eastern lot line.
Water Supply and Conservation	The project proposes to remove the existing water well in accordance with the local health department and make a new connection to the water main within Valley Road (County Route 62I). An estimation of the water demand will be provided and confirmed by the Passaic Valley Water Commission (PVWC). The site will be designed in accordance and subject to approval from the PVWC.
Site Design Techniques	A combination of grading techniques and retaining walls will be utilized to minimize the impacts in the steeply sloped areas throughout the entire site. The building designs utilize split levels which conform better with the topography on site.
Energy Conservation Measures	Interior lighting will be efficient LED fixtures and energy efficient interior appliances will be selected for installation within the townhouse units.
Noise Reduction Techniques	As the project is residential in nature, noise levels are not anticipated to have a negative impact on the community and no noise mitigation features are proposed.
Soil Erosion & Sediment Control	As the project will disturb more than 5,000 SF of land, a Soil Erosion & Sediment Control Plan Certification will be sought from the Hudson-Essex-Passaic Soil Conservation District. The proposed plan will outline temporary measures for control including soil stockpiles, inlet filters, silt fencing, super silt fencing, and stabilized construction entrances. Permanent measures for stabilization include low maintenance landscaping, pavement surfaces, and hardscaping.
Light and Air	<p>All proposed lighting fixtures will be LED, Dark Sky compliant fixtures with house side shielding. They have been directed as to not introduce any adverse glare onto adjoining properties or the right-of-way and are supplemented by existing and proposed landscape buffers. Refer to Sheet C-10 of the Preliminary & Final Major Site Plan for a Lighting Plan that shows photometric calculations and demonstrates the absence of light trespass.</p> <p>Due to the scope of the proposed development, the townhouse development does not produce any harmful chemicals or emissions and does not generate any harmful waste. Therefore, the proposed development will not impact the local atmosphere.</p>

6.0 LICENSES, PERMITS, AND APPROVALS REQUIRED

The following licenses, permits, and approvals are anticipated in conjunction with this application:

- City of Clifton Zoning Board of Appeals
 - Preliminary & Final Major Site Plan Approval
 - Building & Subcode Permits
 - Sanitary Sewer Connection
- Passaic County Zoning Board of Adjustment
 - Land Development Application
 - Road Opening Permit
- Hudson-Essex-Passaic County Soil Conservation District
 - Soil Erosion and Sediment Control Plan Certification
- Passaic Valley Water Commission
 - Water Main Extension Application
- Passaic Valley Sewerage Commission
 - Sanitary Sewer Connection Application

At the time of this Statement, all approvals are still pending.

7.0 ALTERNATIVE ANALYSIS

7.1 DENSITY ADJUSTMENT

To further mitigate disturbance into the rear of the site, where sensitive environmental areas exist, the proposed buildings would need to move closer to Valley Road. This alternative would be to keep the proposed number of residential units but reduce the overall limit of disturbance and thus increase the density of the development. This alternative would be accompanied by undesirable consequences such as the need to seek relief from the minimum front yard setback and reduction of open space for the residents. The proposed configuration of the site is considered to be a favorable compromise between the City's goals for the development and the need to protect environmentally sensitive areas.

8.0 DOCUMENTATION

The observations, assessments, and findings contained within this statement were made with the benefit of the following document references:

- Preliminary & Final Major Site Plan prepared by Stonefield Engineering & Design, LLC, dated February 24, 2023
- Stormwater Management Report prepared by Stonefield Engineering & Design, LLC, dated February 24, 2023
- Traffic Assessment Report prepared by Stonefield Engineering & Design, LLC, dated February 24, 2023
- Web Soil Survey by U.S.D.A. Natural Resources Conservation Service
- NJDEP NJ-GeoWeb Geographical Information System by New Jersey Office of GIS
- New Jersey Administrative Code and New Jersey Statutes Annotated

APPENDIX A

PROJECT FIGURES

INVENTORY

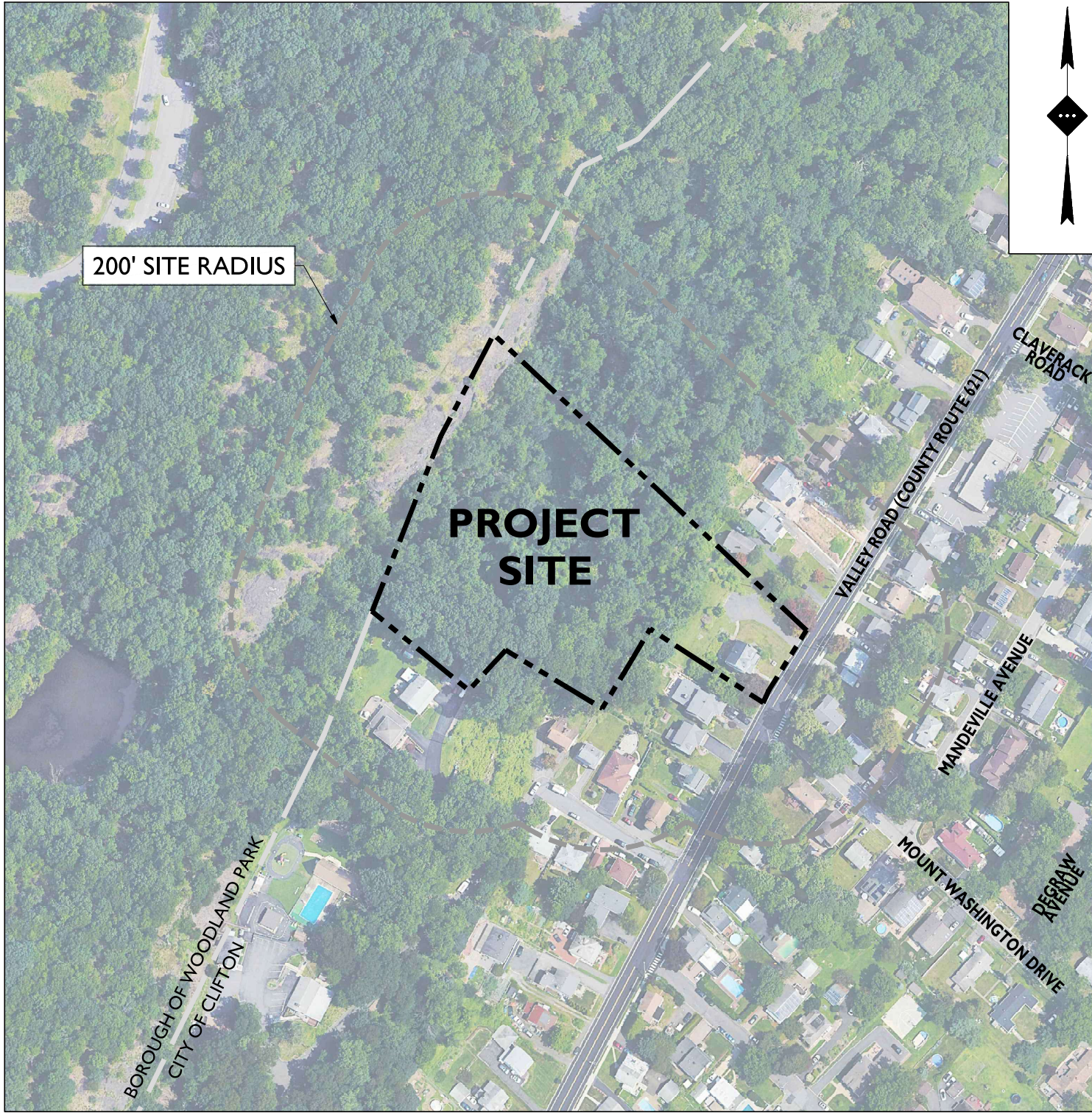
AERIAL MAP

TAX & ZONING MAP

USGS LOCATION MAP

FEMA EFFECTIVE MAP

NJDEP LANDSCAPE PROJECT – PIEDMONT PLAINS



AERIAL MAP



GRAPHIC SCALE IN FEET

1" = 200'

SOURCE: GOOGLE EARTH PRO. IMAGE DATED 07/22/2022

GARDEN STATE REALTY AND INVESTMENTS

PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 32.01, LOT 12
522 VALLEY ROAD (COUNTY ROUTE 621)
CITY OF CLIFTON, PASSAIC COUNTY, NEW JERSEY

DRAWN BY:	DV
CHECKED BY:	SM
DATE:	01/05/2023
SCALE:	1"=200'
PROJECT ID:	RUT-220013

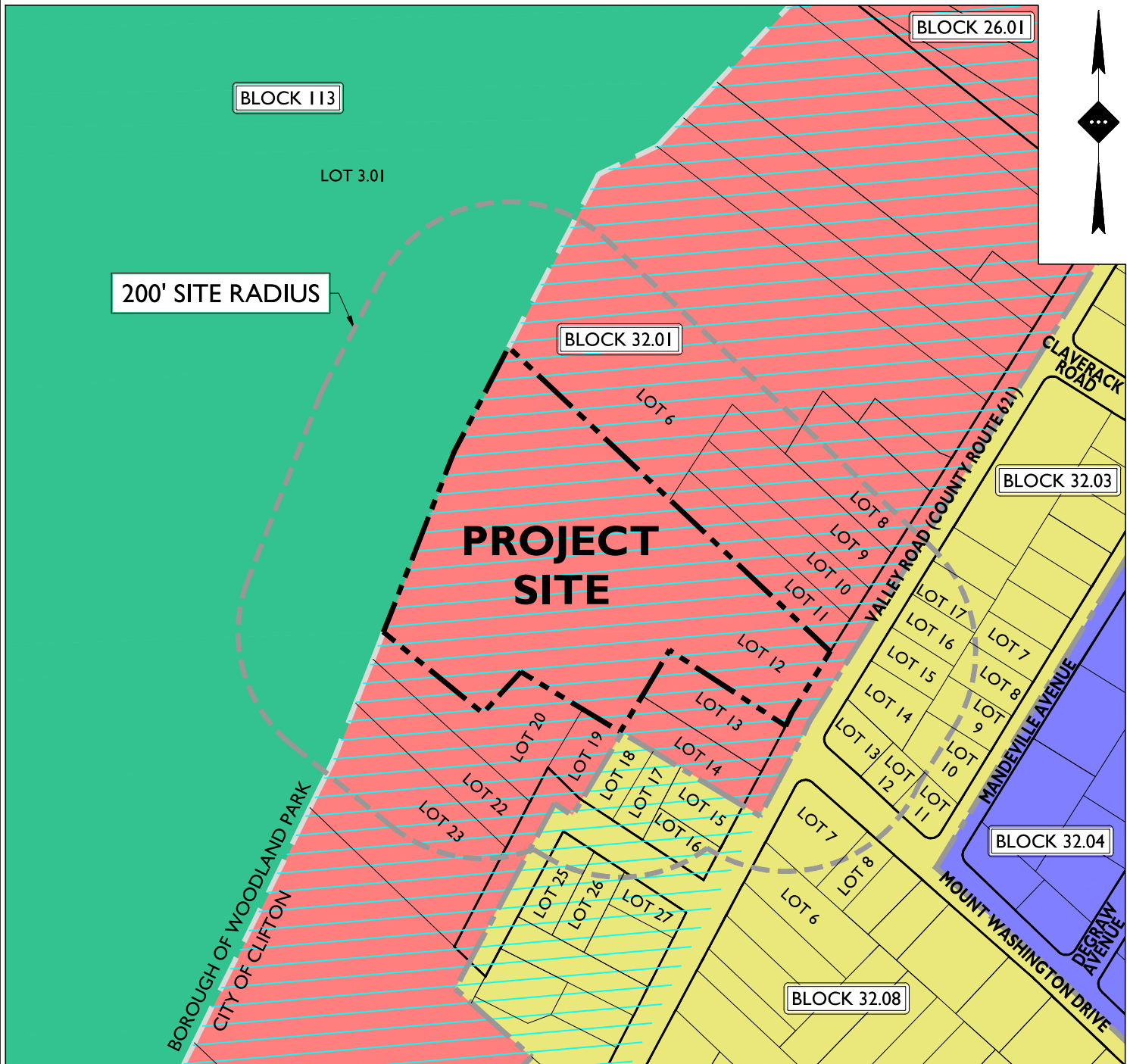


STONEFIELD
engineering & design

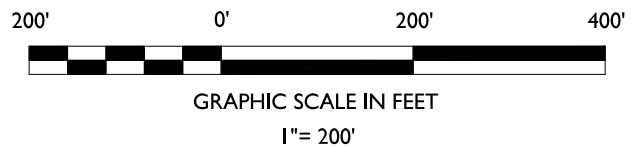
Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

\\us.stonefieldeng.com\Share\Clifton\Rutherford\2021\2021RUT-220013 Garden State Realty & Investments - 522 Valley Road, Clifton NJ\CADD\Exhibits\2021-04-04_Project Map.dwg



ZONING LEGEND



TAX AND ZONING MAP

SOURCE: CITY OF CLIFTON ZONING MAP DATED 5/1/1979 AND CITY OF CLIFTON TAX MAP DATED 01/2003; BOROUGH OF WOODLAND PARK ZONING MAP DATED 3/1/2015 AND BOROUGH OF WOODLAND PARK TAX MAP DATED 11/1/1962

GARDEN STATE REALTY AND INVESTMENTS

PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 32.01, LOT 12
522 VALLEY ROAD (COUNTY ROUTE 621)
CITY OF CLIFTON, PASSAIC COUNTY, NEW JERSEY

DRAWN BY:	DV
CHECKED BY:	SM
DATE:	01/05/2023
SCALE:	1"=200'
PROJECT ID:	RUT-220013



STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

Borough of
Woodland Park
340412

SITE

500' 0' 500' 1000'



GRAPHIC SCALE IN FEET

1"= 500'

EFFECTIVE FEMA FLOOD INSURANCE RATE MAP

SOURCE: FLOOD INSURANCE RATE MAP, PASSAIC COUNTY, NEW JERSEY, 34031C0218G & 34031C0214G
DATED APRIL 17, 2020

GARDEN STATE REALTY AND INVESTMENTS

PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 32.01, LOT 12
522 VALLEY ROAD (COUNTY ROUTE 621)
CITY OF CLIFTON, PASSAIC COUNTY, NEW JERSEY

DRAWN BY:

DV

CHECKED BY:

SM

DATE:

01/05/2023

SCALE:

1"=500'

PROJECT ID:

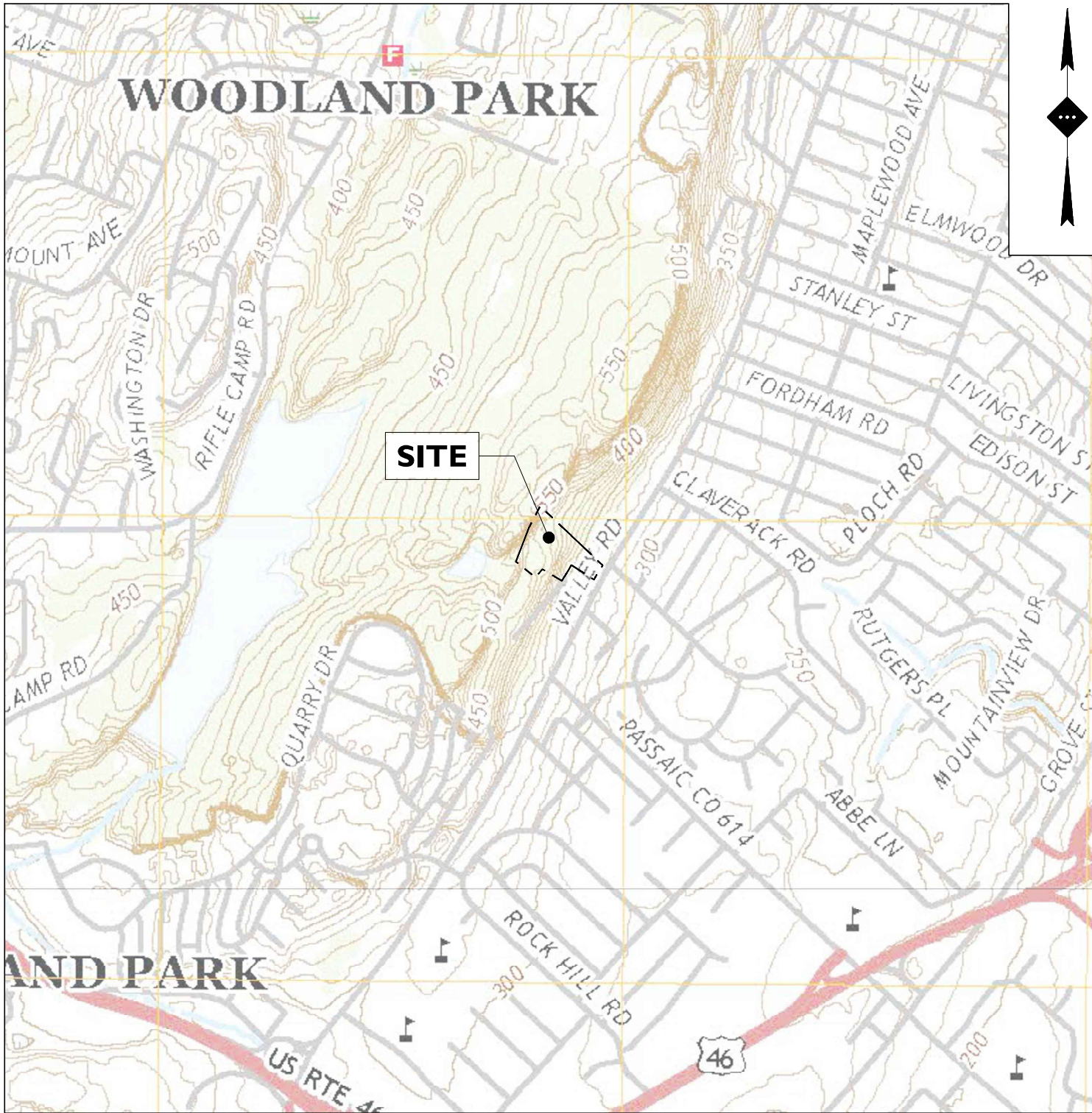
RUT-220013



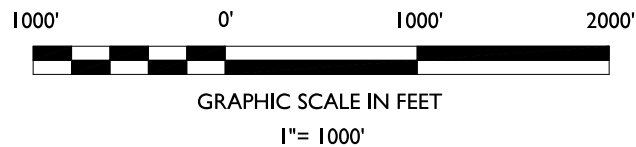
STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472



USGS QUADRANGLE MAP



SOURCE: UNITED STATES GEOLOGICAL SURVEY MAP, ORANGE & PATERSON
QUADRANGLE, NEW JERSEY 2019, 7.5 MINUTE SERIES

GARDEN STATE REALTY AND INVESTMENTS

PROPOSED TOWNHOUSE DEVELOPMENT

BLOCK 32.01, LOT 12
522 VALLEY ROAD (COUNTY ROUTE 621)
CITY OF CLIFTON, PASSAIC COUNTY, NEW JERSEY

DRAWN BY:	DV
CHECKED BY:	SM
DATE:	01/05/2023
SCALE:	1"=1000'
PROJECT ID:	RUT-220013

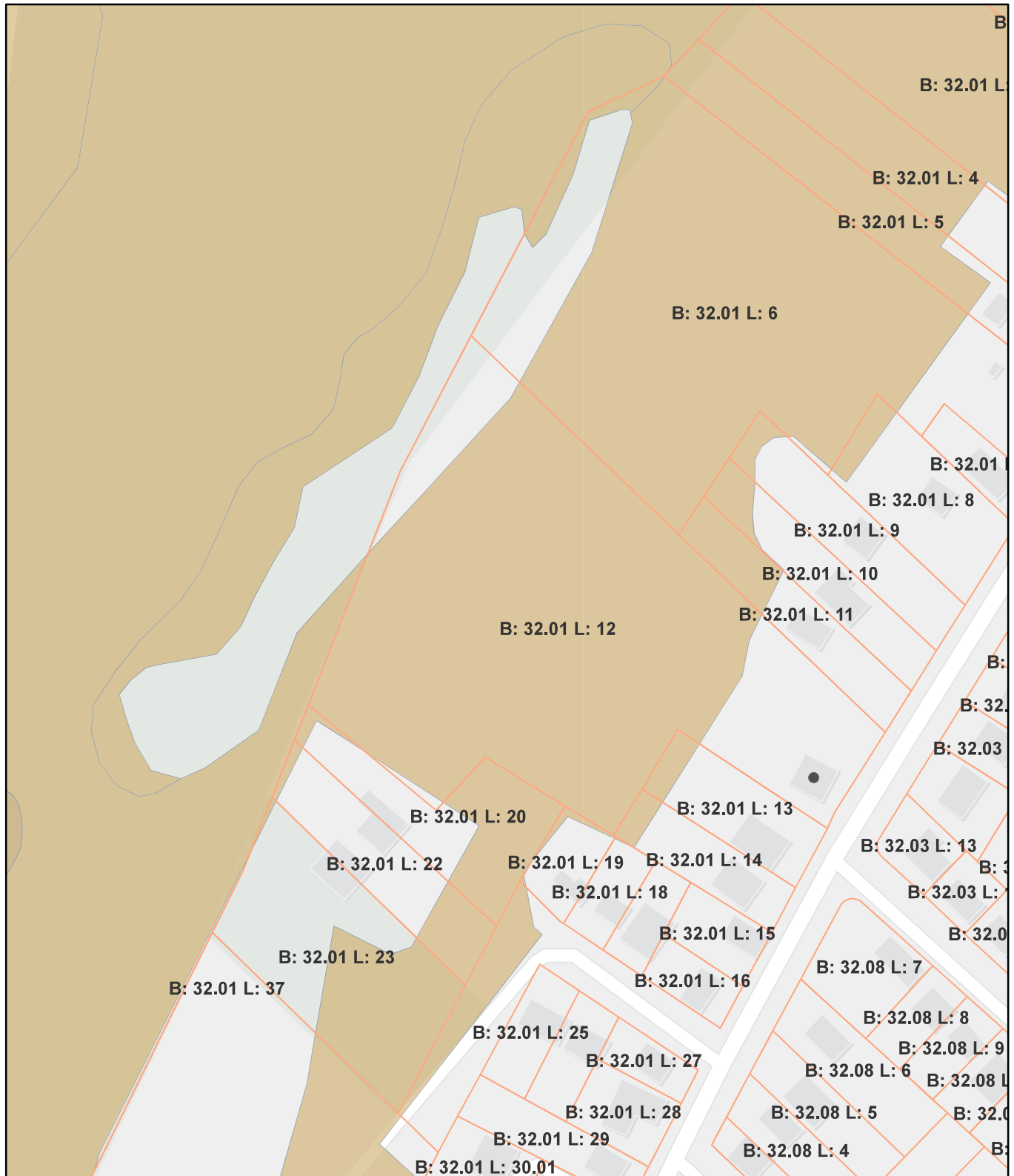


STONEFIELD
engineering & design

Rutherford, NJ · New York, NY · Boston, MA
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

NJ-GeoWeb Landscape Project - Piedmont Plains



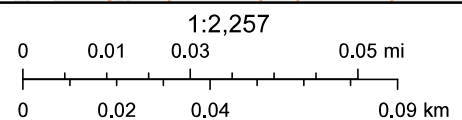
2/23/2023, 4:53:56 PM

 County Boundaries

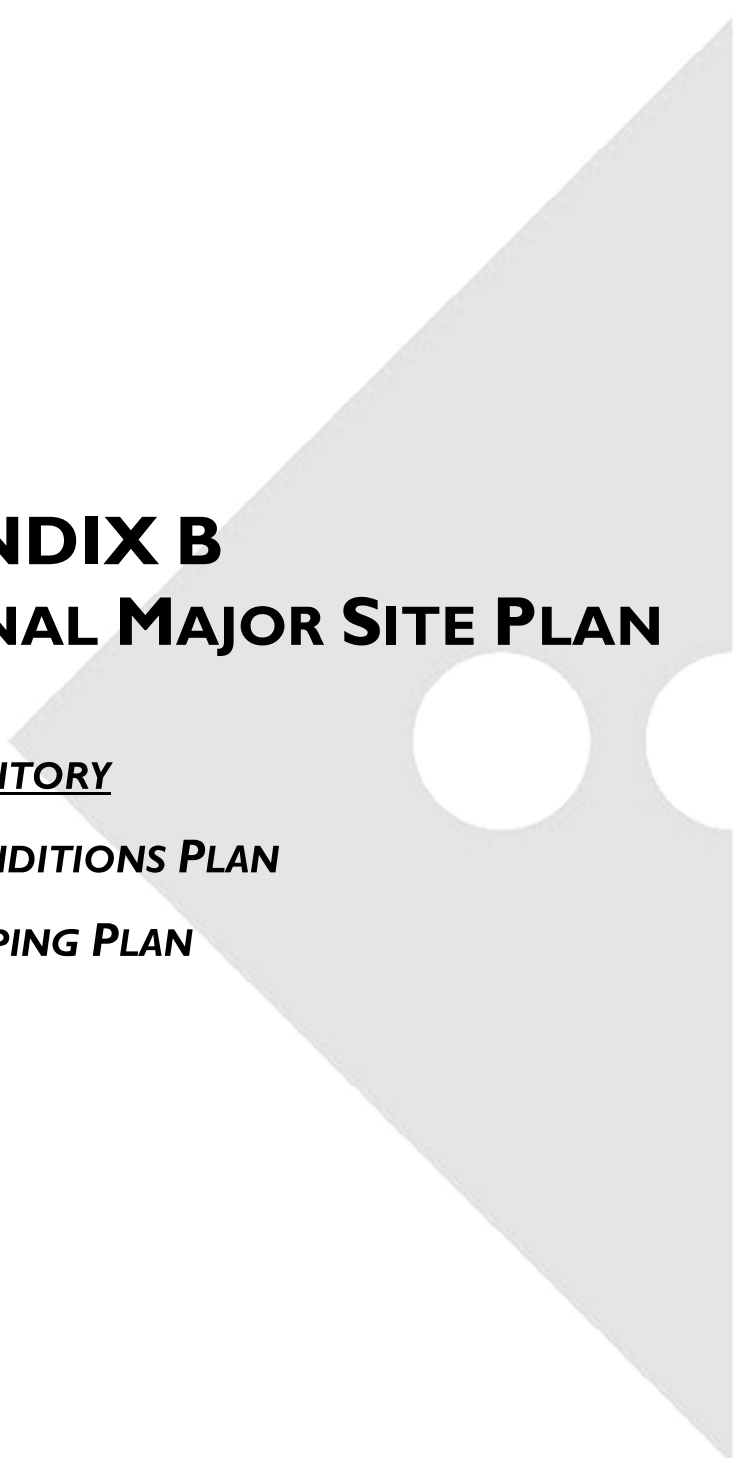
 Parcels Data (Block and Lot)

SBH - Piedmont Plains - Landscape Project

 Rank 2 - Special Concern



Esri Community Maps Contributors, NYC OpenData, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



APPENDIX B



PRELIMINARY AND FINAL MAJOR SITE PLAN

INVENTORY

EXISTING CONDITIONS PLAN

LANDSCAPING PLAN



 STONEFIELD <i>Engineering & Design</i>	Registered Professional Engineer Princeton, N.J., Tampa, FL, Detroit, MI www.stonefieldeng.com		68 12/29/2012	274	FOR PLAN REVIEW ONLY
	Headquarters: 75 Park Avenue, BalaCynwyd, NJ 07007 Phone: 201-366-4468 Fax: 201-366-4472		Date	By	Description
NOT APPROVED FOR CONSTRUCTION					
PRELIMINARY AND FINAL MAJOR SITE PLAN 522 VALLEY ESTATES, LLC PROPOSED TOWNHOUSE DEVELOPMENT 25001 156th AVE, LOT 16 (COUNTY ROUTE 428) NEW BERN TOWNSHIP, NEW JERSEY 156th AVE, LOT 16 (COUNTY ROUTE 428) NEW BERN TOWNSHIP, NEW JERSEY 156th AVE, LOT 16 (COUNTY ROUTE 428) NEW BERN TOWNSHIP, NEW JERSEY					
 STONEFIELD <i>Engineering & Design</i>	SCALE: AS SHOWN PROJECT NO: 2012-001 TITLE: EXISTING CONDITIONS PLAN Drawing: C-2				