

# Environmental Analysis For The Byram Township Municipal Building Complex

## Option #1

An analysis was conducted to identify the environmental constraints related to the Byram Township Municipal Building Complex, identify the regulatory approvals that will be required for the various options improvement options, and outline permits fees that will be incurred. Below is a summary of the analysis that was performed for Option #1 – Construct a new Municipal Building, remove areas inside 150 foot wetland buffer, add access road and reduce impervious coverage.

### SUMMARY OF IMPACTS

Change In Impervious Coverage	-19,902 SF (0.457 Ac)
Total Disturbance Area	175,499 SF (4.06 Ac)
Flood Hazard Area Disturbance	No-net Fill
Riparian Zone Disturbance	Lawn Disturbance Only
Wetland Buffer Disturbance	57,971 SF (1.33 Ac)

### Required Regulatory Approvals

- **Highlands:** A formal Highlands Applicability Determination from the N.J.D.E.P. will need to be applied for in order to obtain a Highland Exemption for the proposed project. By review, it is anticipated that the project will qualify for Exemption #4 which allows for the increase in the impervious footprint that existed as of the enactment of the Highlands Act (August 10, 2004) as long as the total increase in impervious surface does not result in an increase of ¼ acre or more.
- **Flood Hazard Area:** A Flood Hazard Area Individual Permit will be required because project includes disturbance within the flood hazard area associated within Lubbers Run, will be considered a “major project”, and does not meet any of the Permit-By-Rule definitions. The individual permit will require no net-fill in the flood hazard area and 2:1 compensation for any vegetation removed in the riparian zone. Since the project will disturbance will be greater than one acre, the project will be considered a “major project” and a NJDEP Stormwater Review will be required as part of the Flood Hazard Area Individual Permit.
- **Freshwater Wetlands:** A Freshwater Wetlands Transition Area Waiver will be required because the project will have greater than one acre of disturbance within the 150 foot buffer associated with the wetlands near Lubbers Run. As part of this application, a Letter of Interpretation verifying the limits of wetland buffers is required.

### Costs/Permit Fees

	HPA Cost	Permit Fees	Total
▪ Highlands Applicability Determination (Exemption)	\$3,250.00	\$750.00	\$4,000.00
▪ Flood Hazard Area Individual Permit .....	\$4,000.00	\$3,000.00	\$7,000.00
▪ Freshwater Wetland Transition Area Waiver.....	\$9,500.00	\$3,500.00	\$13,000.00
▪ Sussex County Soils Conservation District Approval	\$2,000.00	\$3,000.00	\$5,000.00
▪ NJDEP Stormwater Review.....	\$6,000.00	\$5,000.00	\$11,000.00
<b>Total Fees for Option #1 .....</b>			<b>\$40,000.00</b>

# Environmental Analysis For The Byram Township Municipal Building Complex

## Option #1.5

An analysis was conducted to identify the environmental constraints related to the Byram Township Municipal Building Complex, identify the regulatory approvals that will be required for the various options improvement options, and outline permits fees that will be incurred. Below is a summary of the analysis that was performed for Option #1.5 – Construct a new Municipal Building, construct new parking area and access driveways, remove various areas inside 150 foot wetland buffer, and reduce impervious coverage.

### SUMMARY OF IMPACTS

Change In Impervious Coverage	-19,000 SF (0.44 Ac)
Total Disturbance Area	172,000 SF (3.95 Ac)
Flood Hazard Area Disturbance	No-net Fill
Riparian Zone Disturbance	Lawn & Pavement Disturbance Only
Wetland Buffer Disturbance	68,000 SF (1.56 Ac)

### Required Regulatory Approvals

- **Highlands:** A formal Highlands Applicability Determination from the N.J.D.E.P. will need to be applied for in order to obtain a Highland Exemption for the proposed project. By review, it is anticipated that the project will qualify for Exemption #4 which allows for the increase in the impervious footprint that existed as of the enactment of the Highlands Act (August 10, 2004) as long as the total increase in impervious surface does not result in an increase of ¼ acre or more.
- **Flood Hazard Area:** A Flood Hazard Area Individual Permit will be required because project includes disturbance within the flood hazard area associated within Lubbers Run, will be considered a “major project”, and does not meet any of the Permit-By-Rule definitions. The individual permit will require no net-fill in the flood hazard area and 2:1 compensation for any wooded vegetation removed in the riparian zone. Since the project will disturbance will be greater than one acre, the project will be considered a “major project” and a NJDEP Stormwater Review will be required as part of the Flood Hazard Area Individual Permit.
- **Freshwater Wetlands:** A Freshwater Wetlands Transition Area Waiver will be required because the project will have greater than one acre of disturbance within the 150 foot buffer associated with the wetlands near Lubbers Run. As part of this application, a Letter of Interpretation verifying the limits of wetland buffers is required.

### Costs/Permit Fees

	HPA Cost	Permit Fees	Total
▪ Highlands Applicability Determination (Exemption)	\$2,250.00	\$750.00	\$3,000.00
▪ Flood Hazard Area Individual Permit .....	\$4,000.00	\$3,000.00	\$7,000.00
▪ Freshwater Wetland Transition Area Waiver.....	\$9,500.00	\$3,500.00	\$13,000.00
▪ Sussex County Soils Conservation District Approval	\$2,000.00	\$3,000.00	\$5,000.00
▪ NJDEP Stormwater Review.....	\$6,000.00	\$5,000.00	\$11,000.00
<b>Total Fees for Option #1.5.....</b>			<b>\$39,000.00</b>

# Environmental Analysis For The Byram Township Municipal Building Complex

## Option #2

An analysis was conducted to identify the environmental constraints related to the Byram Township Municipal Building Complex, identify the regulatory approvals that will be required for the various options improvement options, and outline permits fees that will be incurred. Below is a summary of the analysis that was performed for Option #2 – Construct a new Municipal Building in the location of the existing municipal building.

### SUMMARY OF IMPACTS

Change In Impervious Coverage	10,554 SF (0.24 Ac)
Total Disturbance Area	95,331 SF (2.19 Ac)
Flood Hazard Area Disturbance	No-net Fill
Riparian Zone Disturbance	Lawn Disturbance Only
Wetland Buffer Disturbance	24,946 SF (0.572 Ac)

### Required Regulatory Approvals

- **Highlands:** A formal Highlands Applicability Determination from the N.J.D.E.P. will need to be applied for in order to obtain a Highland Exemption for the proposed project. By review, it is anticipated that the project will qualify for Exemption #4 which allows for the increase in the impervious footprint that existed as of the enactment of the Highlands Act (August 10, 2004) as long as the total increase in impervious surface does not result in an increase of ¼ acre or more.
- **Flood Hazard Area:** A Flood Hazard Area Individual Permit will be required because project includes disturbance within the flood hazard area associated within Lubbers Run, will be considered a “major project”, and does not meet any of the Permit-By-Rule definitions. The individual permit will require no net-fill in the flood hazard area and 2:1 compensation for any vegetation removed in the riparian zone. Since the project will disturbance will be greater than one acre, the project will be considered a “major project” and a NJDEP Stormwater Review will be required as part of the Flood Hazard Area Individual Permit.
- **Freshwater Wetlands:** The disturbance under this option inside the 150 foot buffer associated with the wetlands near Lubbers Run will be less than one acre in size. A Freshwater Wetlands General Permit #27 approval will be available for the redevelopment of previously disturbed areas. A Letter of Interpretation verifying the limits of wetland buffers will not be required.

### Costs/Permit Fees

	HPA Cost	Permit Fees	Total
▪ Highlands Applicability Determination (Exemption)	\$2,000.00	\$750.00	\$2,750.00
▪ Flood Hazard Area Individual Permit .....	\$2,000.00	\$3,000.00	\$5,000.00
▪ Freshwater Wetland General Permit #27 .....	\$3,000.00	\$1,000.00	\$4,000.00
▪ Sussex County Soils Conservation District Approval	\$1,000.00	\$2,500.00	\$3,500.00
▪ NJDEP Stormwater Review.....	\$2,000.00	\$4,000.00	\$6,000.00

**Total Fees for Option #2 ..... \$21,250.00**

# Environmental Analysis For The Byram Township Municipal Building Complex

## Option #3

An analysis was conducted to identify the environmental constraints related to the Byram Township Municipal Building Complex, identify the regulatory approvals that will be required for the various options improvement options, and outline permits fees that will be incurred. Below is a summary of the analysis that was performed for Option #3 – Move administration to Bank Building, renovate meeting area, and construction of a new Police Station.

### SUMMARY OF IMPACTS

Change In Impervious Coverage	6,681 SF (0.15 Ac)
Total Disturbance Area	87,792 SF (2.02 Ac)
Flood Hazard Area Disturbance	No-net Fill
Riparian Zone Disturbance	Lawn Disturbance Only
Wetland Buffer Disturbance	28,940 SF (0.66 Ac)

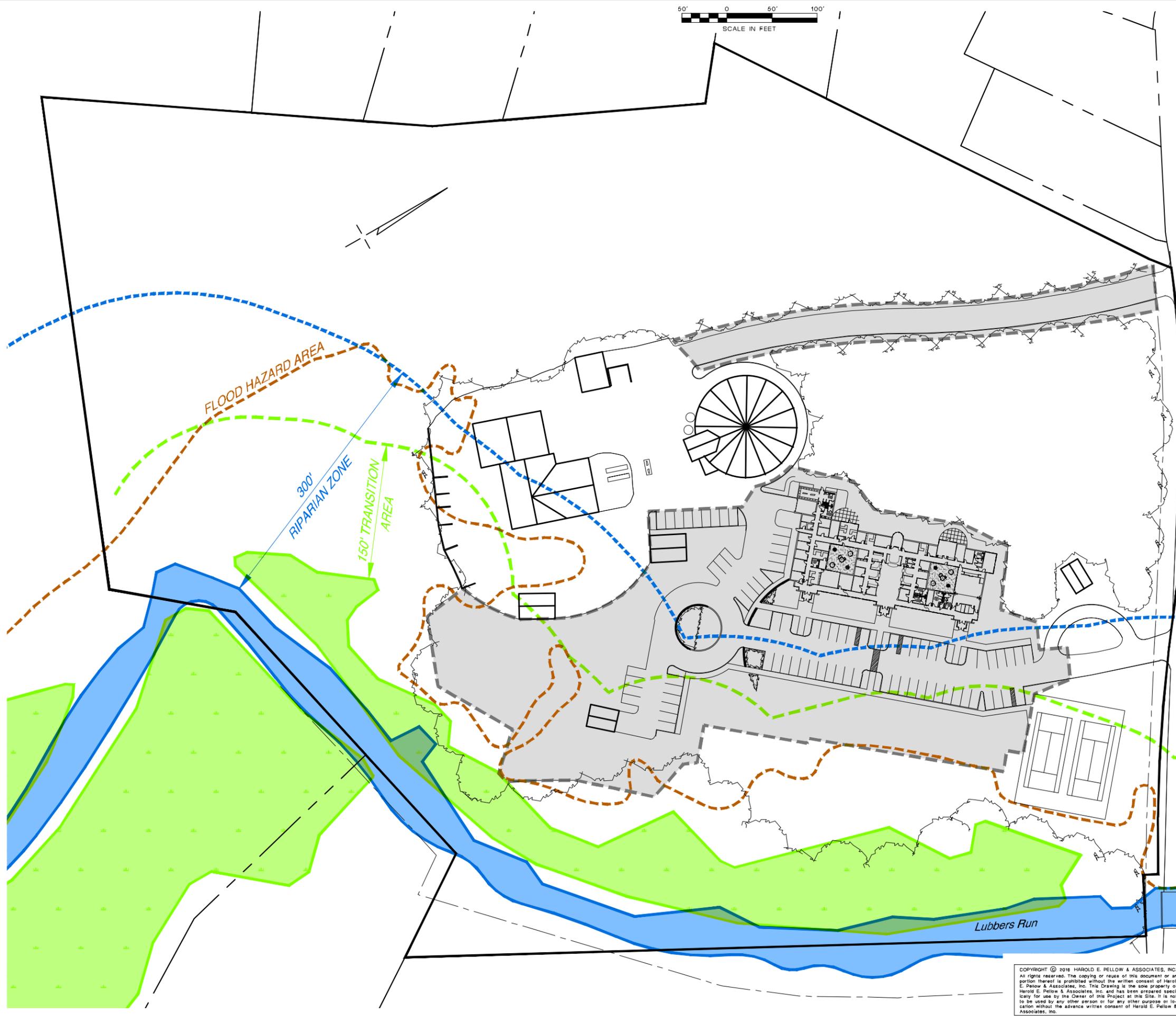
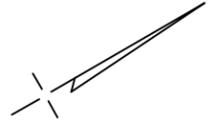
### Required Regulatory Approvals

- **Highlands:** A formal Highlands Applicability Determination from the N.J.D.E.P. will need to be applied for in order to obtain a Highland Exemption for the proposed project. By review, it is anticipated that the project will qualify for Exemption #4 which allows for the increase in the impervious footprint that existed as of the enactment of the Highlands Act (August 10, 2004) as long as the total increase in impervious surface does not result in an increase of ¼ acre or more.
- **Flood Hazard Area:** A Flood Hazard Area Individual Permit will be required because project includes disturbance within the flood hazard area associated within Lubbers Run, will be considered a “major project”, and does not meet any of the Permit-By-Rule definitions. The individual permit will require no net-fill in the flood hazard area and 2:1 compensation for any vegetation removed in the riparian zone. Since the project will disturbance will be greater than one acre, the project will be considered a “major project” and a NJDEP Stormwater Review will be required as part of the Flood Hazard Area Individual Permit.
- **Freshwater Wetlands:** The disturbance under this option inside the 150 foot buffer associated with the wetlands near Lubbers Run will be less than one acre in size. A Freshwater Wetlands General Permit #27 approval will be available for the redevelopment of previously disturbed areas. A Letter of Interpretation verifying the limits of wetland buffers will not be required.

### Costs/Permit Fees

	HPA Cost	Permit Fees	Total
▪ Highlands Applicability Determination (Exemption)	\$2,000.00	\$750.00	\$2,750.00
▪ Flood Hazard Area Individual Permit .....	\$2,000.00	\$3,000.00	\$5,000.00
▪ Freshwater Wetland General Permit #27 .....	\$3,000.00	\$1,000.00	\$4,000.00
▪ Sussex County Soils Conservation District Approval	\$1,000.00	\$2,200.00	\$3,200.00
▪ NJDEP Stormwater Review.....	\$2,000.00	\$4,000.00	\$6,000.00

**Total Fees for Option #3 ..... \$20,950.00**



**LEGEND:**

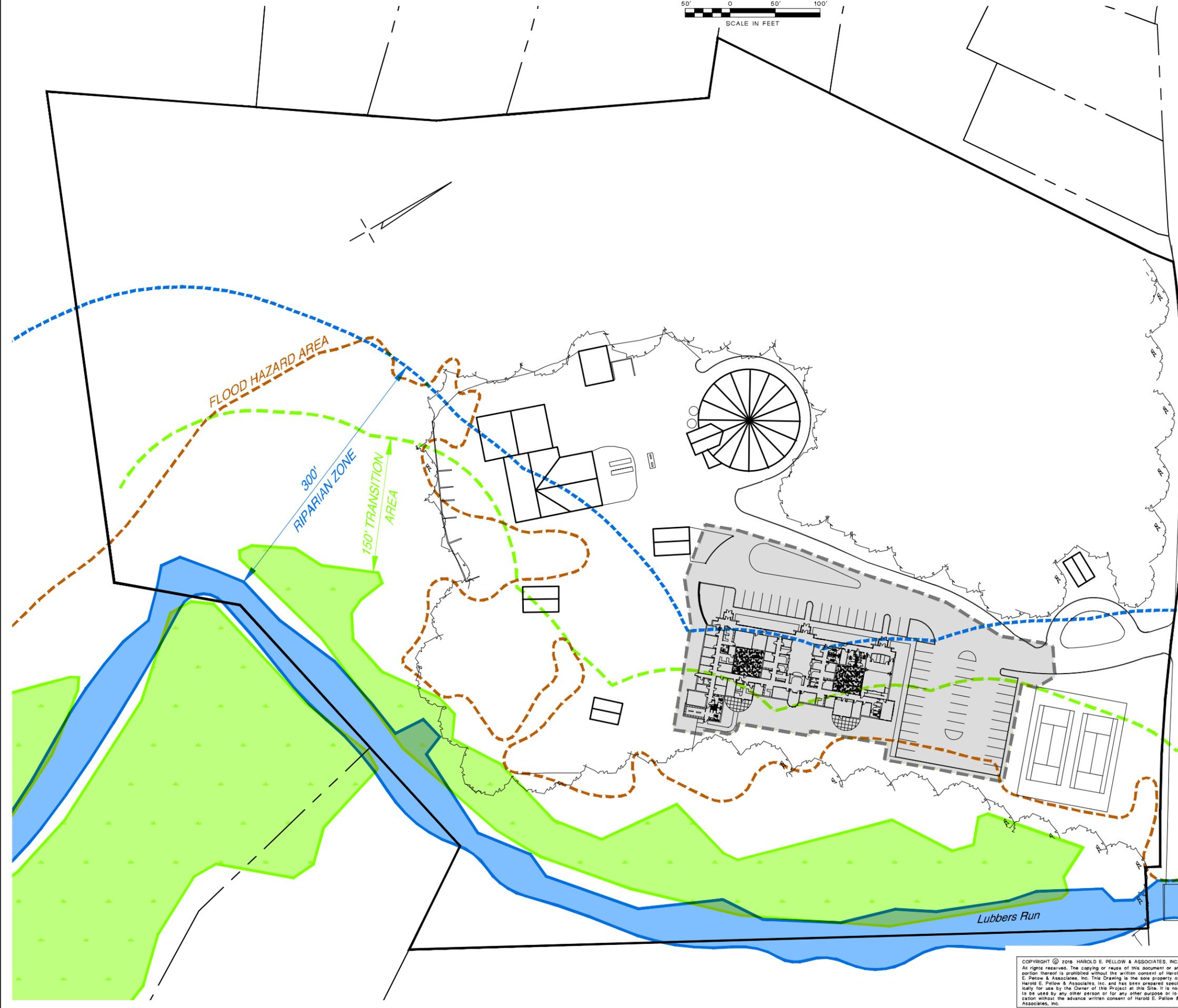
- 300' WIDE RIPARIAN BUFFER LIMITS
- 150' WIDE WETLANDS TRANSITION AREA
- FLOOD HAZARD AREA LIMITS
- PROPOSED LIMITS OF DISTURBANCE

**PROPOSED EXPANSION  
OF THE  
BYRAM TOWNSHIP MUNICIPAL BUILDING  
ENVIRONMENTAL CONSTRAINTS  
BYRAM TOWNSHIP - SUSSEX COUNTY - NEW JERSEY**

**OPTION #1**

	HAROLD E. PELLOW & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION No. 24GA27959300 CONSULTING ENGINEERS 17 PLAINS ROAD - AUGUSTA - N.J. 07822 ph: (973) 948-6483 fax: (973) 948-2916		DRAWN BY: B.D.J./R.R.C. CHECKED BY: C.L.S. FIELD BOOK: N/A FILE No. 16-XXX	DATE: MARCH 2016 SCALE: 1" = 50' SHEET No. 1 of 3
	<b>CORY L. STONER, P.E.</b> PROFESSIONAL ENGINEER N.J. LIC. No. 41027			
	<b>PRELIMINARY</b>			

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- LEGEND:**
- - - - 300' WIDE RIPARIAN BUFFER LIMITS
  - - - - 150' WIDE WETLANDS TRANSITION AREA
  - - - - FLOOD HAZARD AREA LIMITS
  - - - - PROPOSED LIMITS OF DISTURBANCE

**PROPOSED EXPANSION  
 OF THE  
 BYRAM TOWNSHIP MUNICIPAL BUILDING  
 ENVIRONMENTAL CONSTRAINTS  
 BYRAM TOWNSHIP - SUSSEX COUNTY - NEW JERSEY**

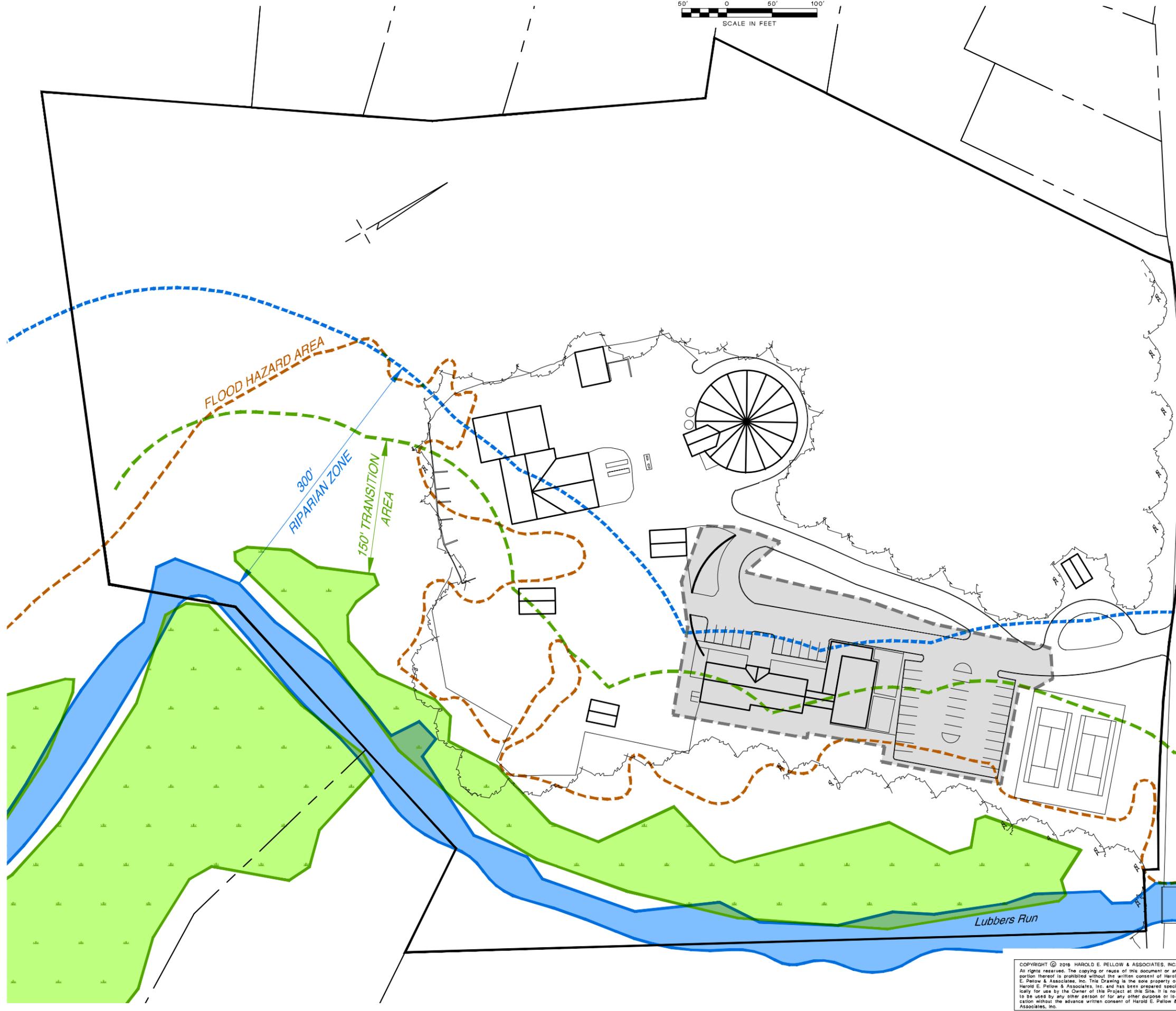
**OPTION #2**

<b>HFA</b>	HAROLD E. PELLOW & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION No. 24GA27959300 CONSULTING ENGINEERS 17 PLAINS ROAD - AUGUSTA - N.J. 07822 ph: (973) 948-6483 fax: (973) 948-2916	DRAWN BY: B.D.J./R.R.C. CHECKED BY: C.L.S. FIELD BOOK: N/A FILE No. 16-XXX	DATE: MARCH 2016 SCALE: 1" = 50' SHEET No. 2 of 3
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**CORY L. STONER, P.E.**  
 PROFESSIONAL ENGINEER N.J. LIC. No. 41027  
**PRELIMINARY**

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**LEGEND:**

- 300' WIDE RIPARIAN BUFFER LIMITS
- 150' WIDE WETLANDS TRANSITION AREA
- FLOOD HAZARD AREA LIMITS
- PROPOSED LIMITS OF DISTURBANCE

**PROPOSED EXPANSION  
OF THE  
BYRAM TOWNSHIP MUNICIPAL BUILDING  
ENVIRONMENTAL CONSTRAINTS  
BYRAM TOWNSHIP - SUSSEX COUNTY - NEW JERSEY**

**OPTION #3**

	HAROLD E. PELLOW & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION No. 24GA27959300 CONSULTING ENGINEERS 17 PLAINS ROAD - AUGUSTA - N.J. 07822 ph: (973) 948-6483 fax: (973) 948-2916	DRAWN BY: B.D.J./R.R.C. CHECKED BY: C.L.S. FIELD BOOK: N/A FILE No. 16-XXX	DATE: MARCH 2016 SCALE: 1" = 50' SHEET No. 3 of 3
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**CORY L. STONER, P.E.**  
PROFESSIONAL ENGINEER N.J. LIC. No. 41027

**PRELIMINARY**

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