

## **Environmental Impact Assessment Outline**

### **1. DESCRIPTION OF THE PROPOSED PROJECT**

#### **a. Briefly describe the total development project**

The Borough of Eatontown wishes to completely renovate two existing tennis courts, install two new pickleball courts, and renovate the park's public bathrooms.

#### **b. State objectives of the project**

To completely renovate two existing tennis courts, install two new pickleball courts, and renovate the park's public bathrooms, for use by the general public in a centrally located Eatontown community park with easily accessible pedestrian access and public transportation access. The park is located in the northeast quadrant of the Borough and is identified as the most heavily used park in Eatontown, situated within the Borough's busiest district. This area contains a high concentration of multifamily residences and apartment buildings, making the park easily accessible to a significant residential population. The renovated tennis and pickleball facilities will provide meaningful public recreational access to residents who can readily reach the park on foot or via public transportation. The Borough also anticipates continued residential growth in the area, as well as increased economic activity associated with the film industry in the near future. Given the growing popularity of both tennis and pickleball, the Borough recognizes the need to expand and modernize safe recreational opportunities. In addition to general restroom renovations, an Americans with Disabilities Act (ADA)-compliant family restroom will be constructed at the site of the existing facilities to ensure equitable access for residents of all ages and abilities.

This project is located within an Overburdened Community Subject to Adverse Cumulative Stressors. The goal of this project is to enhance the park-going experience and boost social and emotional well-being for all individuals and families who visit Wolcott Park.

#### **c. Fully describe multi-phase projects**

This is a single-phase project.

### **2. DESCRIPTION OF THE ENVIRONMENT**

*Describe existing environmental features:*

#### **a. Vegetation**

The project site is situated in a previously cleared and improved recreational area for the Borough of Eatontown known as Wolcott Park. The site currently sits on natural, turf-type grass that covers portions of the recreational area and amenities offered, including baseball and softball fields, tennis courts, walking paths, and paved parking lot areas. The bathroom renovations will take place in the area of the existing bathroom facilities, requiring demolition and renovation in the same footprint as the current facilities. The site is surrounded by a variety of broad-leaved deciduous trees, including oak and maple, in the areas not cleared for recreational purposes.

**b. Wildlife, including State and federal threatened and endangered species and critical habitats**

There are currently no listed state - or federally-designated endangered species mapped on site based on Landscape Project Version 3.3 Mapping. As part of its location in an open setting, various species of birds probably frequent the overall park area/turf field and surrounding areas. Due to the site's proximity to residential development as a sport court area, the expected impact on common wildlife species is negligible.

**c. Geology, topography, and soils**

The project site is located within the outer coastal plain, which consists of unconsolidated tertiary deposits of sands, silt, and gravel. The site's bedrock geology is called the Vincentown Formation. The lithologic constituents of the Vincentown formation include medium-grained quartz sand, clay, and glauconite near its base. The elevation of the site is approximately 24.77 ft above mean sea level, based on a 10ft resolution. The site is on a flat landform with 0-2% slopes, and gently slopes upgradient to 35' going northeast.

According to the National Resources Conservation Service (NRCS) Web Soil Survey, the site's soil series is identified to be Shrewsbury Sandy Loam. The site is on a flat landform, with 0 to 2% slopes. The site is mapped as having textual classes of sandy loam within the upper 12 inches of its profile, sandy clay loam between 12 and 30 inches, and stratified loamy sand to sandy loam down to 60 inches in depth.

**d. Water resources/hydrology**

The site is located approximately 560 linear feet (LF) from Wampum Brook Stream and the pond area. The site is approximately 350 feet away or more from known wetland areas. The subject property is within the Parkers Creek/Oceanport Creek sub-watershed to the Shrewsbury River.

**e. Historic/archeological resources**

A review of the New Jersey and National Registers of Historic Places and GIS mapping of known historic places shows the site does not contain any significant historic or archaeological resources; therefore, no impact on these resources is anticipated with the development of the project site.

**f. Transportation/access to site**

The site is currently accessed from State Highway Route 35 onto South Street, turning into Willow Avenue. Willow Avenue is directed into an existing parking lot for use by the entire recreational area, including the area where renovated tennis and both the existing pickleball courts and two added pickleball courts are located. There are parking lots situated directly by the sport court area where sport court complex users typically park. There will be no changes in transportation or access to the site as a result of the sport court area improvements or the planned restroom renovations.

**g. Adjacent land uses/description of the surrounding neighborhood**

Adjacent properties to the Northeast and Southeast include residential development. To the northwest of Wolcott Park are commercial establishments, and southwest of the park are additional residential developments. As a designated P-1 site, the site itself is zoned as public land. Surrounding the site are R-10 zoned properties (Residence) to the west, north, and south, and B-1 and B-2 (Business) properties generally to the east. Limited impact to the surrounding areas is anticipated, as the sport court improvements and restroom renovations are limited to the park area. The addition of tennis and pickleball courts will result in a beneficial use for the public, utilizing the park amenities.

**3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

*Impacts are defined as direct or indirect changes to the existing environment, whether beneficial or adverse, that are anticipated to result from the proposed action or related future actions and uses.*

**a. Discuss all affected resources and the significance of each impact**

The existing courts and modular tile sport court systems will be demolished and replaced with new equipment. There will be no tree removal, and associated grading of the site area will be limited. A contracting company utilized by the Borough of Eatontown will install the equipment as they have done in other areas of the Borough, and remain familiar with the site as they did

during the last renovation. The areas' resources will not be impacted by this renovation and replacement of the sport court equipment construction.

**b. Discuss short-term and long-term project impacts**

Short-term impacts will include construction and preparation of the project site related to associated improvements, and increased movement of construction vehicles is required for access to the site for associated construction. Long-term impacts will include vehicle movement for associated use of the upgraded tennis and pickleball courts, similar to those utilizing the facility now.

**c. Discuss anticipated increase in recreation and overall use of the site over time**

The Borough of Eatontown anticipates that the overall proposed equipment and safety improvements will benefit current parkgoers as well as attract new visitors to the park. The surrounding area offers softball fields and other facilities where scheduled games already take place. Improvements to the existing site will enhance the experience of current park visitors and encourage use of the other areas over time. The Borough predicts continued population growth, and the overall popularity of tennis and pickleball has been rising. The Borough would like to provide these enhanced sport court features and safe facilities for the public's enjoyment and social and emotional well-being. As Wolcott Park becomes known in the community as a well-maintained and safe area, its reputation in the community will ensure future use.

**d. Identify adjacent environmental features that may be affected by the proposal**

Wolcott Park area is located adjacent to multi-family housing and apartment developments. In addition, there is existing pedestrian access via walking paths and sidewalk systems, as well as public transportation bus stops within walking distance. The objective is to provide residents living adjacent to the park and park visitors with updated sport court equipment for safe use by the public. Potential impacts from the replacement of the sports court tiles and equipment within Wolcott Park are negligible to environmental features as the area remains cleared and improved.

**e. List any permits and administrative approvals required for the project and brief status (i.e., waterfront**

*The following is a list of anticipated site activity permits that will be required for the project improvements.*

- Freehold Soil Conservation District (greater than 5,000 sq. ft. of disturbance)
- Building Permit

**f. For development that would impact an undisturbed portion of the project site, the local government must submit a Natural Heritage Data Request Form to the DEP's Office of Natural Lands Management (form available at the website or by writing to Natural Heritage Program, PO Box 404, Trenton, New Jersey 08625-0404). Please attach and discuss the results of the search.**

Not applicable

**g. Discuss if/how the project may be impacted by sea level rise and any related design considerations.**

There is no predicted impact of sea level rise on the project or any related design consideration.

#### **4. ALTERNATIVES TO THE PROPOSED ACTION**

##### **a. Identify alternate sites**

As the sport court area and bathroom facilities already exist within Wolcott Park, no alternative sites were evaluated. The object of the Eatontown Recreation Department is to provide new and safer sport court systems to renovate the existing courts and to upgrade their features. The bathroom renovations will take place at the existing bathroom site, in the same general areas as the current facilities. In addition, walking paths will remain at their previously designated locations.

##### **b. Discuss alternate levels and types of development**

The Borough has reviewed the need for this improvement and determined that the existing sport court area and public bathroom facilities require upgrades for public safety. In addition to bathroom renovations, an Americans with Disabilities Act (ADA) compliant family restroom will be installed at the existing restroom facilities.

##### **c. Compare the environmental impacts of each alternative**

As previously indicated, the site exists as a disturbed recreational area, and there are no environmental concerns based on its location within an upland setting.

The proposed project has been designed to meet both the use and remain compatible with the existing use and the area's uses.

## **5. MITIGATING MEASURES**

### **Describe the measures that will be undertaken to mitigate adverse impacts**

Mitigation measures approved by the Freehold Conservation District, if needed, shall be employed during construction to minimize direct and indirect impacts generated by wind or water-borne erosion.

The measures to be approved by the Cape Atlantic Soil Conservation District include:

- A crushed stone construction vehicle entrance will be constructed to minimize the carrying of construction-related sediment and debris off-site, where necessary.
- To control dust and wind-caused erosion, the contractor shall periodically wet down construction routes and staging areas, as needed.
- Disturbed areas not scheduled for immediate construction shall be stabilized utilizing fast-growing grass varieties in accordance with local Soil Conservation Service directives.
- And minimal, to no, clearing is necessary of native vegetation for the proposed project. Landscaping efforts will be reviewed and implemented where appropriate.

## **6. AUTHOR(S) AND QUALIFICATIONS (IN BRIEF)**

This document was prepared by the Eatontown Recreation Director, in cooperation with ARH Engineering.