

BOROUGH OF MADISON
 PRELIMINARY ENVIRONMENTAL CHECKLIST – Attachment 5A
 In support of the Borough’s Master Plan sustainability goals

APPLICANT INFORMATION

Name: RPM Development, LLC
 Address: 77 Park Street, Montclair, NJ 07042
 Phone: 973-744-5410
 Email: mhong@rpmdev.com
 Project Name: Madison Affordable Housing Development
 Project Location: Community Place & Walnut Street
 Project Type: (Minor Sub)(Prelim Major Sub)(Final Major Sub) **[Prelim Site Plan](Final Site Plan)**
 Zoning District(s): Civic Center and Community Place Redevelopment Plans
 Brief Project Description: 44 affordable housing units within 7 buildings

INSTRUCTIONS AND INFORMATION

1. Please identify the source of all information provided in the comments.

CHECKLIST

#	Question	Yes No	Comments
—Project Background—			
1	Is the property currently being used? If so, describe current use.	(X) ()	Walnut St - Borough Civic Center
2	Will any structures on the site be demolished as part of the project?	(X) ()	Walnut St - Borough Civic Center
3	Are any physical improvements proposed outside of existing buildings and paved/improved areas?	() (X)	
4	Will the project be built in phases? If so, describe phasing schedule.	() (X)	
5	Do you have plans for future additions, expansions or further activity related to or connected with this proposal?	() (X)	
6	Will any part of the site will be disturbed for improvements, including construction and grading activities? If so, indicate size of proposed disturbance.	(X) ()	Walnut St - 1.61 acres Community Pl - 0.56 acres
7	Does the project increase the amount of impervious surfaces? If so, indicate before and after percentages.	(X) ()	Walnut St - 60% to 72.6% Community Pl - 0% to 79.3%
—Land Resources—			

8	Are there any existing areas of contamination on site? If so, explain.	() (x)	
9	Are there slopes 15% or greater on the site? If so, please provide calculation for the areas that fall within 15-24.99% slopes and 25% or greater.	() (x)	
10	Are measures are proposed to reduce or control erosion? If so, explain.	(x) ()	Erosion Control in accordance with SESC requirements
11	Does the project propose filling or cutting? If so, indicate approximate quantities.	(x) ()	Site grading is required for development. Fill quantities will be minimal
12	Does the site contain any Prime Aquifer Recharge Soils?	() (x)	
13	Are any soil remediation measures proposed to facilitate infiltration and improve soil health, such as decompaction? If so, explain.	(x) ()	Soil decompaction mitigation proposed for project in accordance with SESC requirements
14	Are there any environmental health hazards (i.e. exposure to toxic chemicals, or hazardous waste, etc.) that could occur as a result of this project? If so, explain.	() (x)	
—Air Resources—			
15	Would the proposal result in emissions (i.e. dust, odors, smoke) during construction or after completion?	(x) ()	typical construction emissions
16	Are any measures proposed to reduce or control emissions or other impacts to air? If so, explain.	() (x)	
17	Are any measures proposed to improve indoor air quality? If so, explain.	() (x)	
—Water Resources—			
18	Will the project require work or disturbance within 200 feet of a surface water body (i.e. year-round and intermittent streams, ponds, wetlands)? If so, explain.	() (x)	
19	Is the subject property within a 100-year floodplain?	() (x)	
20	Will fill and dredge material be placed in or removed from surface water or wetlands? If so, explain.	() (x)	
21	Does the project propose to collect and/or treat surface runoff, including roof surfaces? If so, explain.	(x) ()	surface runoff is collected through catch basins and pipes and is treated with green-infrastructure manufactured treatment devices (MTD-GI)
22	Will stormwater runoff flow into other surface waters?	() (x)	
23	Are low impact or green stormwater infrastructure measures (i.e. rain gardens,	(x) ()	green-infrastructure manufactured treatment devices (MTD-GI) are proposed

	bioswales, pervious pavement, etc.) proposed? If so, explain.		
24	Are there opportunities to use pervious concrete, porous pavement or similar measures for pedestrian walkways and other low use hardscape areas? If so, explain implementation.	<input checked="" type="checkbox"/> ()	pervious concrete or porous pavement are possible but are not recommended due to ongoing maintenance issues with similar types of developments
25	Is the project located within a Well Head Protection Area (WHPA)?	() <input checked="" type="checkbox"/>	
26	Are any water conservation measures (i.e. water-efficient landscaping, grey water irrigation, low flow fixtures, captured rainwater, etc.) proposed? If so, explain.	() <input checked="" type="checkbox"/>	
—Wildlife and Vegetation Resources—			
27	Is a Tree Removal Permit required? (See chapter 178-7 in the Madison Borough code for requirements.)	<input checked="" type="checkbox"/> ()	Yes
28	Does the project require removal of any Borough street trees? If so, how many?	() <input checked="" type="checkbox"/>	
29	How many trees with a diameter breast height (DBH) of 6" or greater are proposed for removal?	<input checked="" type="checkbox"/> ()	Approx. 42
30	Does the project maximize the preservation of large trees (DBH 12"+)? If so, explain.	() <input checked="" type="checkbox"/>	
31	Does the landscaping plan enhance Madison's tree canopy? If so, explain.	() <input checked="" type="checkbox"/>	
32	Are there any threatened or endangered plant species known to be on or near the site? If so, list.	() <input checked="" type="checkbox"/>	
33	Does the landscaping plan include native plants and trees, or other measures to preserve or enhance vegetation? If so, explain.	<input checked="" type="checkbox"/> ()	Yes, native plants will be provided
34	Does the landscaping plan avoid invasive, non-native, and exotic plant species? (Please see www.fohvos.info/Strike Team Do Not Plant List 2020.pdf)	<input checked="" type="checkbox"/> ()	Yes, invasive plants are avoided
35	Will the landscaping management of trees, plants, lawns/groundcover or vegetated buffers on the site require fertilizer or pesticide use? (See chapter 97 in the Madison Borough code for fertilizer ordinance requirements)	() <input checked="" type="checkbox"/>	
36	Is a drip irrigation system proposed to ensure the health of new trees and plantings? If so, state if timers will be utilized.	() <input checked="" type="checkbox"/>	
37	Are there any threatened or endangered species known to be on or near the site? If so, list.	() <input checked="" type="checkbox"/>	

38	Are any conservation easements proposed? If so, explain.	() (X)	
—Green Building —			
39	Will construction involve reused or recycled materials (i.e. reused crushed gravel/asphalt, building reuse, rapidly renewable materials, etc.)? If so, indicate percentage and type for each material.	() (X)	
40	Will construction waste be recycled? If so, indicate percentage.	(X) ()	any construction waste that can be recycled, will be
41	Does the project propose the use of solar energy or solar ready conduits, including a roof strong enough to support solar? If so, explain.	(X) ()	this project will be solar ready
42	Are any high-performance building and energy efficiency systems, materials, products, or building techniques proposed to reduce or control energy impacts? If so, explain.	(X) ()	Yes, project is designed to NJ Passive House standards
43	Are measures proposed to offset the heat island effect, such as reduced and/or light-colored paving or roofing, landscaping, or other site design methods? If so, explain.	() (X)	
44	Are new buildings and HVAC systems designed as all electric or configured to allow easy transition to all electric power in the future?	(X) ()	Yes, project is designed to NJ Passive House standards
45	Does the building/site design meet LEED, Energy Star or Zero Energy Ready criteria? If so, explain.	(X) ()	Project is designed to NJ Passive House standards
—Light and Noise—			
46	Are lighting features proposed (i.e. downward-facing lampposts, timers, photocells, dimmers, motion detectors, etc.) to reduce or control light trespass, glare impacts or energy usage? If so, explain.	(X) ()	LED light fixtures are equipped with photocells
47	Does the light spillage at any property line exceed 0.1 fc?	(X) ()	light spillage into adjacent roads
48	Will the project result in a change in noise levels (i.e. traffic, construction, operation, amplified sound, etc.)? If so, indicate time of year and anticipated hours.	(X) ()	typical construction noise, during standard working hours, for approx. 12 months
—Historic, Cultural, and Recreation Preservation—			
49	Are any historic resources/sites or evidence of historic, archaeological, scientific, or cultural importance known to be on or adjacent to the site? If so, explain.	() (X)	

50	Are any publicly accessible open space areas or hardscaped public space/amenities proposed? If so, explain.	() (X)	
51	Are any measures proposed to reduce impacts on historic, cultural or recreational resources? If so, explain.	() (X)	
—Transportation—			
52	Is the site currently served by sidewalks? Indicate the condition of the sidewalks.	(X) ()	sidewalk in good condition
53	Is the site currently served by designated bike lanes or "Share the Road" lanes?	() (X)	
54	Does the project propose secure outdoor bicycle parking or a bicycle parking room? If so, describe and indicate parking capacity.	() (X)	
55	Does the project include any parking demand management techniques to reduce or eliminate the need for new parking? If so, explain.	() (X)	
56	Are any EV charging stations or conduit proposed? If so, indicate number and type of charging infrastructure.	(X) ()	conduit proposed for make-ready spaces
57	Are any Low Impact Development (LID) stormwater management techniques (i.e. bioswales, porous pavement, tree plantings, etc.) integrated into proposed parking lot improvements?	(X) ()	5 green infrastructure manufactured treatment devices (MTD-GI) are provided on this project and there is a vegetated swale as well
58	Are pedestrian flows accounted for in the design of any off-street parking areas?	(X) ()	Yes
59	Does the project propose any additional measures or incentives to reduce automobile trips? If so, explain.	(X) ()	Project is in close proximity to the Madison train station which offers an alternate means of travel

Are any additional unique or creative approaches to green building or sustainable design incorporated into the project which haven't been described above? If so, explain.

Project is designed to NJ Passive House standards with the ultimate goal of creating a resilient, zero-energy and carbon-free community to help fight climate change in New Jersey.

The above answers are true and complete to the best of my knowledge.

Name: Kevin Shelly - Shore Point Engineering

Signature: 

Applicant: RPM Development, LLC

Date: 10/12/21