



**Major Disposal/Diversion Pre-Application**  
**Jackson Mills Road Compost Facility**  
**Block 147.02, P/O Lot 2 (New Block 2201, P/O New Lot 2)**  
**Township of Jackson**  
**Ocean County, New Jersey**

**Prepared January 27, 2012 for:**  
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## **1. Description of the Proposed Diversion**

### ***Block(s) and Lot(s) information for the parkland proposed for disposal or diversion (N.J.A.C. 7:36-26.9(d)1i):***

Block 142.02, Part of Lot 2 (New Block 2201, Part of New Lot 2)

### ***Acreage of the parkland proposed for disposal or diversion (N.J.A.C. 7:36-26.9(d)1ii):***

2 acres

### ***Purpose of the proposed disposal/diversion, including the intended future use and owner of the parkland proposed for disposal/diversion (N.J.A.C. 7:36-26.9(d)1iii):***

The Township of Jackson proposes to divert a two (2) acre portion of Block 147.02, Part of Lot 2 (New Block 2201, Part of New Lot 2) in order to permit the continued operation of the Jackson Mills Road Compost Facility. The Township has been granted a series of temporary diversions to permit the operation of the existing compost facility on the property. The Township is now seeking to permanently divert the portion of the property dedicated to the operation of the existing compost facility to allow the continued operation of the facility. The Township will retain ownership of the facility.

### ***A detailed description of how the proposed disposal/diversion will fulfill a compelling public need or yield a significant public benefit as defined at N.J.A.C. 7:36-26.9(d)1 (N.J.A.C. 7:36-26.9(d)1iv):***

The Jackson Mills Road Compost Facility fills a need within the Township for a facility dedicated to the composting of organic materials including leaves, brush, and grass clippings. In addition, the New Jersey Statewide Solid Waste Management Act mandates that each municipality provide for removal of recyclables from the solid waste stream in order to:

- Reduce the volume of solid waste in landfills;
- Conserve vital natural resources; and
- Save energy and landfill cost.

Leaves and yard waste can become a valuable commodity when composted. The facility yields an inherent benefit to the Township and its residents, as it provides a local, cost effective, sustainable solution to disposing of organic waste. The facility provides the Township and its residents with free mulch for use during the growing season, which reduces the costs of maintaining landscaping for both the Township and its residents.

Currently, Jackson Township collects approximately 40,000 cubic yards (cy) of leaves and yard waste per year according to Department of Public Works figures. The majority of the material is collect two times per year in the form of leaves. Approximately 25,000 cubic yards of leaves are collected in autumn and 15,000 cubic yards of leaves are collected in spring. The Township has entered into an agreement with Ocean County in which a County crew processes the composting leaves using County owned equipment.

***A description of how the parkland is proposed to be disposed or diverted including (N.J.A.C. 7:36-26.9(d)1v):***

**The name of the prospective buyer, lessee or easement grantee:**

Jackson Township is the owner of record of the subject property, and will retain ownership of the property after the proposed diversion.

**A description of the type of legal interest to be conveyed, if any:**

The Township will retain ownership of the property and will not convey any legal interest as a result of the proposed diversion.

**A description of any conditions or restriction on the intended use of the parkland:**

The proposed diversion is for the sole purpose of permitting the continued operation of the existing compost facility on the property. The area of the property to be diverted will be diverted only for this purpose. The proposed diversion involves only the removal of any encumbrances and the removal of this portion of the property from the Township's Recreation and Open Space Inventory.

**If applicable a copy of the draft lease or use agreement and statement of total compensation proposed to be received by the applicant for the lease of use agreement (N.J.A.C. 7:36-26.9(d)1vi):**

The property will remain under the ownership of Jackson Township. No lease or use agreement is required for the proposed diversion.

**If the proposed disposal/diversion involves the construction of a building or infrastructure on parkland, a set of plans and specifications for the construction (N.J.A.C. 7:36-26.9(d)1vii):**

The proposed diversion does not involve the construction of any buildings or infrastructure.

**A general description of the natural features, history and current use of the parkland proposed to be disposed/diverted and of any parkland contiguous to or functionally related to the parkland proposed for disposal/diversion (N.J.A.C. 7:36-26.9(d)1viii):**

Block 147.02, Lot 2 (New Block 2201, New Lot 2) is located at 334 Jackson Mills Road, Jackson Township. The property is 115.687 acres in area and contains approximately 24.1 acres of wetlands as mapped by NJDEP. The western portion of the property is developed with a series of athletic fields known as the Jackson Mills Soccer Complex. The Jackson Mills Road Compost Facility is located in the central portion of the property, while much of the eastern portion of the property is vacant and wooded.

According to NJDEP Landscape Project Data, the property contains suitable forest and forested wetland habitat for one or more species designated as threatened or endangered species by NJDEP. However, the property was approved for a 185 lot subdivision prior to the Township's acquisition of the property in 2003, and clearing of the site associated with the development of the property resulted in a significant reduction in suitable habitat. The Township began the development of the Jackson Mills Soccer Complex in 2004.

The proposed diversion area is two (2) acres in area and contains approximately 0.68 acres of mapped wetlands. However, the diversion area was cleared prior to the Township's acquisition of the property and is devoid of any wetland areas. No other significant natural, historic, or cultural features exist within the proposed diversion area.

Prior to the operation of the existing facility, Jackson Township operated a compost transfer site on Keiryich Drive. At this site, residents were permitted to drop off organic materials, which were then sent to an existing processing facility in Plumsted Township for processing. The Township was responsible for the cost of transporting the organic material to and from the processing facility. In 2009, due to numerous complaints by area residents, the use of the site was discontinued, and the Township relocated its compost facility to the current site on Jackson Mills Road with temporary approval by Green Acres. Concurrent with the relocation of the site, the Township also entered into a shared services agreement with Ocean County, in which County equipment is periodically brought to the compost facility in order to process organic materials on site.

While operating the existing facility at the current site, the Township received two temporary diversions from Green Acres to permit the operation of the facility on property funded by Green Acres. During this time, the Township sought a permanent location for the compost facility. In 2010, the Township submitted applications to NJDEP and the New Jersey Pinelands Commission to site a permanent compost facility on the site formerly occupied by the Legler Landfill. However, the Township withdrew its applications due to opposition by a number of area residents whose primary concern was the effect the operation of the compost facility would have on quality of life in the area.



**A detailed description of any recreational facilities and/or activities to be affected by the proposed disposal/diversion of parkland and an explanation of how they will be affected (N.J.A.C. 7:36-26.9(d)1ix):**

After acquiring the property, the Township developed a portion of the property into the Jackson Mills Soccer Complex, which opened in 2011. The Township also began utilizing a portion of the property to operate the Jackson Mills Road Compost Facility. Each of these uses continues on the property, and the continued operation of the compost facility will not result in any changes from the property's current use, nor will the proposed diversion result in any impacts to the Jackson Mills Soccer Complex. There is no parkland adjacent to the subject property.

## **2. Alternatives Analysis**

*A. Identify each alternative course of action that could be taken to fulfill the compelling public need or yield the significant public benefit to be derived from the project for which the disposal/diversion of parkland is proposed. (N.J.A.C. 7:36-26.9(d)2i) This identification must include all feasible, reasonable and available alternatives, including:*

### **All alternatives presented at the scoping hearing:**

1. Relocating the existing compost facility to a new site within the Township such as the Legler Landfill, Hope Chapel Road, or Don Conner Boulevard Sites discussed below;
2. Relocating the existing compost facility to the proposed replacement land;
3. Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party; or
4. "No build" or "no action".

### **Any alternatives suggested by the public at the scoping hearing or in the written comments submitted during the public comment period:**

No alternatives were suggested by the public at the scoping hearing or in written comments submitted during the publication period.

### **The alternative of constructing the proposed project on the proposed replacement land (if applicable)**

See above.

### **A "no build" or "no action" alternative**

See above.

### **Any alternative involving private lands or other public lands**

See above.

### **Description of methods used to identify alternatives:**

These alternatives were identified as required by Green Acres and through an evaluation of economic, social, and land use considerations, including the completion of a site feasibility study, and are discussed in the subsections below.

***B. For each alternative identified under A above, provide:***

**A detailed description of the environmental impact of the alternative (N.J.A.C. 7:36-26.9(d) 2ii(1)):**

**Alternative #1: Relocating the existing compost facility to a new site within the Township:**

The relocation of the existing compost facility will result in environmental impacts identical to those resulting from the daily operation of the existing facility with regard to air quality, water quality and noise. Relocating the existing compost facility to a different site may result in the clearing of vegetation to accommodate the facility and the construction of a driveway providing access to the site.

**Alternative #2: Relocating the existing compost facility to the proposed replacement land:**

Relocating the existing compost facility to the proposed replacement land will require clearing and development of lands under Pinelands jurisdiction. The relocation of the existing facility to the replacement land may also result in the degradation of wetlands and surface water quality due to the presence of significant wetlands areas on the site as well as an unnamed tributary of the Toms River. While the impacts caused from the operation of the facility will remain the same, siting the facility on the replacement land will result in the degradation of land that is more environmentally sensitive than the land on which the current facility operates.

**Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:**

Entering into a contract with a third party waste management company to manage the collection and removal of solid waste Township-wide would have significant local and regional environmental impacts. This alternative would cause a significant increase in carbon dioxide emissions resulting from the operation of vehicles and machinery required to collect organic material that would otherwise be brought to the existing compost facility. The operation of these vehicles may also result in an increase in non-point source pollutants and sediment on Township roadways. The increase in non-point source pollutants and sediment on Township roadways has the potential to degrade the water quality of area waterways, many of which flow into Barnegat Bay. Finally this alternative would require the Township and its residents to rely on mulch purchased from third party sources, thereby further degrading air and water quality due further increases in emissions and non-point source pollutants associated with goods transport.

**Alternative #4: "No build or "no action":**

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**A listing of all Department permits to construct or utilize the alternative (N.J.A.C. 7:36-26.9(d) 2ii(2)):**

*Alternative #1: Relocating the existing compost facility to a new site within the Township:*

The relocation of the existing compost facility would require the following permits:

- Approval to operate the new facility from NJDEP, Department of Solid Waste Management;
- Approval from the Ocean County Soil Conservation District

Depending on the location of the new facility within the Township, the following additional permit may be required:

- Approval of an Application for Development from the New Jersey Pinelands Commission

*Alternative #2: Relocating the existing compost facility to the proposed replacement land:*

The relocation of the existing compost facility to the proposed replacement land would require the following permits:

- Approval to operate the new facility from NJDEP, Department of Solid Waste Management;
- Approval from the Ocean County Soil Conservation District
- Approval of an Application for Development from the New Jersey Pinelands Commission

*Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:*

No permits would be required to implement this alternative.

*Alternative #4: "No build or "no action":*

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**Information on whether the alternative involves any areas mapped as endangered or threatened species habitat, including a review of the Department's Landscape Project Mapping and a response from or evidence that a request for information has been filed with the Department's Natural Heritage Database (N.J.A.C. 7:36-26.4(d)2ii(3)):**

*Alternative #1: Relocating the existing compost facility to a new site within the Township:*

The presence or absence of threatened and endangered species as designated by NJDEP is dependent on the location of the relocated compost facility in the Township. In 2005, the

Township conducted an alternatives analysis to determine the most suitable site for the siting of the existing facility. With the exception of the existing compost facility, all of the sites that were evaluated are located within Pinelands Jurisdiction. The presence of endangered and threatened species on these alternative sites is as follows:

Legler Landfill: The Legler Landfill site contains a substantial swath of Bald Eagle Foraging Area. In addition, the site may contain suitable habitat for the following species: Barred Owl, Black-billed Cuckoo, Black-throated Green Warbler, Blackburnian Warbler, Brown Thrasher, Carpenter Frog, Cerulean Warbler, Common Nighthawk, Cooper's Hawk, Dotted Skipper, Eastern Box Turtle, Eastern King Snake, Fowler's Toad, Great Blue Heron, Least Flycatcher, Northern Pine Snake, Pine Barrens Treefrog, Red-shouldered Hawk, Timber Rattlesnake, Whip-poor-will, Wood Thrush, and Worm Eating Warbler.

Hope Chapel Road: The Hope Chapel Road site evaluated in the alternatives analysis may contain suitable habitat for the following species: Eastern Pine Snake, Northern Box Turtle, and Great Blue Heron

Don Conner Boulevard: The Don Conner Boulevard site evaluated in the alternatives analysis may contain suitable habitat for the Barred Owl, Brown Thrasher, Cooper's Hawk, Carpenter Frog, Eastern Box Turtle, Eastern King Snake, Fowler's Toad, Great Blue Heron, Northern Pine Snake, Pine Barrens Treefrog, Red-shouldered Hawk, Timber Rattlesnake, and Wood Thrush

Vista Site (Site of Current Compost Facility): According to the NJDEP Landscape Project, the site contains mapped Forest and Forested Wetlands habitat that have been deemed suitable habitat for threatened and endangered species. However, it should be noted that much of the site, including the area proposed to be diverted, is previously cleared.

Alternative #2: Relocating the existing compost facility to the proposed replacement land: The proposed replacement land is located within Pinelands jurisdiction, and contains suitable habitat for the following species: Barred Owl, Carpenter Frog, Cooper's Hawk, Fowler's Toad, Great blue Heron, Pine Barrens Treefrog, Red-Shouldered Hawk, Spotted Turtle, Black-Billed Cuckoo, Black-Throated Green Warbler, Blackburnian Warbler, Brown Thrasher, Cerulean Warbler, Common Nighthawk, Dotted Skipper, Eastern Box Turtle, Eastern King Snake, Least Flycatcher, Northern Pine Snake, Whipporwill, Wood Thrush, and Worm-Eating Warbler.

Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:

This alternative would have no impact on threatened or endangered species habitat within the Township.

Alternative #4: "No build or "no action":

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**An analysis of the overall cost of the alternative (N.J.A.C. 7:36-26.9(d)2ii(4)):**

Alternative #1: Relocating the existing compost facility to a new site within the Township:

The costs associated with the relocation of the composting facility are as follows:

Item Description	Quantity	Units	Unit Price	Total Cost
Permitting	LS	N/A	N/A	\$15,000.00
Design & Engineering	LS	N/A	N/A	\$13,000.00
Demobilization & Mobilization	LS	N/A	N/A	\$50,000.00
Clearing & Grubbing	3.00	AC	\$7,000.00	\$21,000.00
Grading	14,520	SY	\$1.00	\$14,520.00
FABC Surface Course, 2" Thick	35	Ton	\$80.00	\$2,800.00
Bituminous Stabilized Base Course, 4" Thick	280	SY	\$18.75	\$5,250.00
Dense Graded Aggregate Base Course, 6" Thick	9,680	SY	\$7.50	\$72,600.00
<b>TOTAL =</b>				<b>\$158,650.00</b>

In addition, there is an increased cost associated with the transportation of the material to the proposed facility of approximately \$10,000 per year.

Alternative #2: Relocating the existing compost facility to the proposed replacement land:

The costs associated with relocating the composting facility to the replacement land are the same as the costs associated with relocating the existing compost facility to a new site within the Township as described in Alternative #1. The cost of relocation will be \$158,650.00, and this alternative will carry an additional cost of \$10,000 per year associated with transportation costs.

Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:

The cost associated with third party collection and removal of organic materials carries a substantially higher annual cost than the cost associated with the continued operation of the existing compost facility. Township-wide removal of organic materials will cost approximately \$125,000 annually. In addition to this cost, the Township will be required to acquire and construct a transfer site where organic materials will be picked up for processing. The cost associated with the acquisition of the transfer site is as follows:

Item Description	Quantity	Units	Unit Price	Total Cost
Appraisal	LS	N/A	N/A	\$2,500.00
Attorney Fees	LS	N/A	N/A	\$5,000.00
Survey	LS	N/A	N/A	\$15,000.00
Preliminary Assessment Report	LS	N/A	N/A	\$5,000.00
Estimated Purchase Price	LS	N/A	N/A	\$125,000.00
Permitting	LS	N/A	N/A	\$15,000.00
Design & Engineering	LS	N/A	N/A	\$13,000.00
Demobilization & Mobilization	LS	N/A	N/A	\$50,000.00
Clearing & Grubbing	3.00	AC	\$7,000.00	\$21,000.00
Grading	14,520	SY	\$1.00	\$14,520.00
FABC Surface Course, 2" Thick	35	Ton	\$80.00	\$2,800.00
Bituminous Stabilized Base Course, 4" Thick	280	SY	\$18.75	\$5,250.00
Dense Graded Aggregate Base Course, 6" Thick	9,680	SY	\$7.50	\$72,600.00
<b>TOTAL =</b>				<b>\$311,150.00</b>

*Alternative #4: "No build or "no action":*

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**A description of the timetable or schedule necessary to implement the alternative to the proposed disposal or diversion (N.J.A.C. 7:36-26.9(d)2ii(5)):**

*Alternative #1: Relocating the existing compost facility to a new site within the Township:*

The estimated timetable to implement this alternative is as follows:

Action	Estimated Timeframe
Site Evaluation and Selection	12 months
Preliminary Design	4 months
Secure Permits, Final Design	6 months
Construction and Site Preparation	6 months
Final Inspection and Project Completion	1 month

Based on the above timetable, this alternative will take an estimated two years and two months to implement.

*Alternative #2: Relocating the existing compost facility to the proposed replacement land:*

The estimated timetable to implement this alternative is as follows:

Action	Estimated Timeframe
Preliminary Design	4 months
Secure Permits, Final Design	6 months
Construction and Site Preparation	6 months
Final Inspection and Project Completion	1 month

Based on the above timetable, this alternative will take an estimated one year and two months to implement.

Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:

The estimated timetable to implement this alternative is as follows:

Action	Estimated Timeframe
Develop Contract for Organic Waste Removal	2 months
Advertise for Bids	1 month
Award Contract	1 month
Finalize and Execute Contract	2 months

Based on the above timetable, this alternative will take an estimated six months to implement.

Alternative #4: "No build or "no action":

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**If applicable, the estimate land acquisition or lease cost of the alternative (N.J.A.C. 7:36-26.9(d)2ii(6)):**

Alternative #1: Relocating the existing compost facility to a new site within the Township:

The cost associated the acquisition or lease of land to accommodate the relocation of the Township's compost facility is dependent on the location of the alternate facility within the Township. The Township would seek to relocate the existing facility to another property owned by the Township, which would minimize any acquisition and leasing costs incurred by the Township.

Alternative #2: Relocating the existing compost facility to the proposed replacement land:

Jackson Township anticipates acquiring the replacement land through the conveyance of the current property owner as compensation for back taxes due to the Township. Therefore, it is not anticipated that this alternative will carry a substantial cost.



Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:

The Township will incur land acquisition costs to construct a new transfer station where organic materials will be collected for processing. The costs associated with the acquisition of property for a transfer station are outlined on pages 9 and 10 of this document.

Alternative #4: "No build or "no action":

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**Identification of any other zoning, land use, environmental or other constraints associated with the alternative and a description of all attempts undertaken to remove or adapt to such constraints (N.J.A.C. 7:36-26.9(d)2ii(7)):**

Alternative #1: Relocating the existing compost facility to a new site within the Township:

Relocating the existing compost site to a new site within the Township was explored through a completion of an alternatives analysis by the Township in 2005. This alternatives analysis concluded that the site of the existing compost facility was the site best suited for the facility. Any zoning, land use, or environmental constraints associated with the proposed relocation of the compost facility is dependent on the location of the facility within the Township.

The alternatives analysis rejected the alternative sites for the following reasons:

Legler Landfill: The Legler Landfill site was rejected as a viable alternative because a portion of the site is a closed landfill and former EPA Superfund site. As such, locating the compost facility on this site is not likely to be approved. In addition, the site is on the edge of the developed area of the Township and will increase round trip transportation time and costs compared to the current site. The site is located in the Pinelands, and thus will require approval of the Pinelands Commission.

Hope Chapel Road: The Hope Chapel Road site is a remote site that is far from leaf collection areas, thereby increasing transportation time and costs. In addition, the site is relatively small in size, making it difficult to accommodate the existing composting operation. As discussed above, the site contains substantial habitat for threatened and endangered species and is located within the Pinelands.

Don Conner Boulevard: The Don Conner Boulevard site is located within the Pinelands, and thus will require Pinelands Commission Approval. A portion of the site is a JCP&L electric power line easement, thereby limiting the site's potential for development as a compost facility. Finally, there is substantial threatened and endangered species habitat on site.

*Alternative #2: Relocating the existing compost facility to the proposed replacement land:*

Relocating the existing compost site to the replacement land carries similar land use and environmental issues as relocating the compost site to a site previously identified by the Township in its 2005 alternatives analysis. The replacement land is located within the Pinelands and contains significant threatened and endangered species habitat. In addition, there are significant wetlands areas on the site which are associated with the unnamed tributary of Toms River that traverses the western portion of the site from north to south. Lastly, the property is located in a residential community, which could lead to significant outcry from the public against the use of the property as a compost facility.

*Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:*

There are no zoning, land use, or environmental constraints associated with the proposed alternative.

*Alternative #4: "No build or "no action":*

A "no action" alternative for the proposed project is not permitted under Green Acres rules.

**An explanation of the reasons for rejecting each alternative (N.J.A.C. 7:36-26.9(e)):**

*Alternative #1: Relocating the existing compost facility to a new site within the Township:*

This alternative has been explored by Township officials in an effort to avoid the proposed diversion. The Township sought to relocate the compost facility to the former Legler Landfill Site in the southern portion of the Township. However, this alternative was met with significant backlash from Township residents who live adjacent to the site, and thus, the Township's application rescinded its application to NJDEP to relocate the facility in 2010. The Township continues to explore alternative sites for the relocation of the existing compost facility. However, it should be noted that proposed future sites will likely be met with strong opposition from area residents. Residents will continue to be concerned that the facility's operation will diminish property values and negatively affect the quality of life for residents who live in close proximity to alternative sites.

The existing compost facility exhibits sound land use planning and mitigates residents' concerns regarding the operation of the compost facility. The facility is located on a large tract of municipally-owned property, and is adequately buffered from adjacent land uses, which include residential uses. The site was cleared prior to the development of the compost facility and did not require any additional clearing to accommodate the facility. The site is located outside of the Pinelands National Reserve, thereby eliminating any potential negative environmental impacts to federally protected lands within the Township.

*Alternative #2: Relocating the existing compost facility to the proposed replacement land:*

Relocating the existing compost facility to the proposed replacement land is not considered a viable alternative for a number of reasons. The replacement land exhibits significant environmental constraints including the presence of wetlands, stream corridors, and threatened and endangered species habitat. The replacement land is not large enough to accommodate the operation of the facility, as the replacement land is bordered on all sides with residential development and buffering from these uses will be required. Finally, the replacement land is located in the Pinelands, and thus is more suited to be preserved rather than developed.

*Alternative #3: Discontinuing the existing compost facility, entering into an agreement with a third party for Township-wide collection and removal of organic waste and subsequently purchasing all necessary mulch through a third party:*

The cost prohibitive nature of contracting a third party for the collection and removal of organic material from the Township is the primary reason for rejecting this alternative. In addition, the Township would need to find a site that is compatible for a transfer station, as the previous transfer station has been closed due to public outcry against the operation of the facility. Due to the current economic climate local governments across the state currently face, the Township must exercise fiscal restraint with regard to budgetary provisions for public services. The existing compost facility is the most cost effective solution to managing the disposal of organic material accumulated in the Township. The existing facility utilizes municipally-owned property and the Township's Department of Public Works to manage the removal, disposal, and recycling of organic materials. In addition, the existing compost facility provides the added benefit of no cost organic material that can be used by the Township and its residents to fertilize landscaping and agricultural crops during the growing season.

In addition to economic considerations, the existing compost facility limits the detrimental environmental effects associated with the collection and removal of organic materials. Providing a municipal compost facility reduces the amount of vehicle miles required to collect, remove and process organic material within the Township, which limits local and regional airborne and non-point source pollutants.

*Alternative #4: "No build or "no action":*

A "no action" alternative for the proposed project is not permitted under Green Acres rules. The property on which the existing compost facility exists was purchased using Green Acres funding, and thus is located on the Township's Recreation and Open Space Inventory. As such, the Township is required to participate in the diversion process to permit the continued operation of the existing compost facility at its current location. A "no action" alternative would result in the Township being in direct violation of Green Acres rules, and thus, is not considered a viable alternative.

**APPENDIX 1-A  
PRE-APPLICATION CHECKLIST FOR MAJOR  
DISPOSALS/DIVERSION**

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

**Major Disposal/Diversion Pre-Application Requirements**

1. Description of the proposed disposal/diversion, including:
- Block(s) and lot(s) information for the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.9(d)1i*);
  - Acreage of the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.9(d)1ii*);
  - Purpose of proposed disposal/diversion, including the intended future use and owner of the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.9(d)1iii*);
  - A detailed description of how the proposed disposal/diversion will fulfill a compelling public need or yield a significant public benefit as defined at *N.J.A.C. 7:36-26.1(d)1* (*N.J.A.C. 7:36-26.9(d)1iv*);
  - A description of how the parkland is proposed to be disposed or diverted including (*N.J.A.C. 7:36-26.9(d)1v*);
    - The name of the prospective buyer, lessee or easement grantee;
    - A description of the type of legal interest to be conveyed, if any;
    - A description of any conditions or restriction on the intended use of the parkland;
  - If applicable, a copy of the draft lease or use agreement and statement of total compensation proposed to be received by the applicant for the lease of use agreement (*N.J.A.C. 7:36-26.9(d)1vi*);
  - If the proposed disposal/diversion involves the construction of a building or infrastructure on parkland, a set of plans and specifications for the construction (*N.J.A.C. 7:36-26.9(d)1vii*);
  - A general description of the natural features, history and current use of the parkland proposed to be disposed/diverted and of any parkland contiguous to or functionally related to the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.9(d)1viii*);
  - A detailed description of any recreational facilities and/or activities to be affected by the proposed disposal/diversion of parkland and an explanation of how they will be affected (*N.J.A.C. 7:36-26.9(d)1ix*);

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

2. **Alternatives analysis:**
- A. Identify each alternative course of action that could be taken to fulfill the compelling public need or yield the significant public benefit to be derived from the project for which the disposal/diversion of parkland is proposed. (*N.J.A.C. 7:36-26.9(d)2i*) This identification must include all feasible, reasonable and available alternatives, including:
- All alternatives presented at the scoping hearing
  - Any alternatives suggested by the public at the scoping hearing or in the written comments submitted during the public comment period
  - The alternative of constructing the proposed project on the proposed replacement land (if applicable)
  - A "no build" or "no action" alternative
  - Any alternative involving private lands or other public lands
  - Please also include a description of methods used to identify alternatives
- B. For each alternative identified under A above, provide:
- A detailed description of the environmental impact of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(1)*);
  - A listing of all Department permits to construct or utilize the alternative (*N.J.A.C. 7:36-26.9(d)2ii(2)*);
  - Information on whether the alternative involves any areas mapped as endangered or threatened species habitat, including a review of the Department's Landscape Project Mapping (<http://www.nj.gov/dep/fgw/ensp/landscape/index.htm>) and a response from or evidence that a request for information has been filed with the Department's Natural Heritage Database (c/o Office of Natural Lands Management, P.O. Box 404, Trenton, New Jersey 08625-0404) (*N.J.A.C. 7:36-26.4(d)2ii(3)*);
  - An analysis of the overall cost of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(4)*);
  - A description of the timetable or schedule necessary to implement the alternative to the proposed disposal or diversion (*N.J.A.C. 7:36-26.9(d)2ii(5)*);
  - If applicable, the estimated land acquisition or lease cost of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(6)*);

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

- Identification of any other zoning, land use, environmental or other constraints associated with the alternative and a description of all attempts undertaken to remove or adapt to such constraints (*N.J.A.C. 7:36-26.9(d)2ii(7)*);
- An explanation of the reasons for rejecting each alternative (*N.J.A.C. 7:36-26.9(e)*).
- 3. **Environmental Assessment Report** prepared in accordance with **Attachment I: Environmental Assessment Report Outline** (*N.J.A.C. 7:36-26.9(d)3*)
- 4. **Land Valuation Forms** using the form found at **Attachment II: Land Valuation Forms** (*N.J.A.C. 7:36-26.9(d)4 and N.J.A.C. 7:36-26.10(f)*)
- 5. **Preliminary Compensation Proposal** based on the requirements of *N.J.A.C. 7:36-26.10* and prepared in accordance with **Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland and Attachment II: Value Statement** (*N.J.A.C. 7:36-26.9(d)5*)
- 6. A description of how the proposed project for which the disposal or diversion of parkland is proposed, and the proposed compensation, will support the State Development and Redevelopment Plan Goals and be consistent with the State Development and Redevelopment Plan's Policy Map and the Statewide Policies. (*N.J.A.C. 7:36 26.9(d)6*)
- 7. A listing of all permits and approvals required for the project (**Attachment IV: Permit/Approval Checklist**). (*N.J.A.C. 7:36 26.9(d)7*)
- 8. **Copy of the deed** for the proposed disposal or diversion area and replacement parcel(s). If the replacement parcel is not already owned by the applicant, please include a brief description of how the applicant intends to acquire the replacement parcel. (*N.J.A.C. 7:36 26.7(d)8*)
- 9. **Maps. (Attachment V: Map requirements; and VI: Sample Reference Map)** (*N.J.A.C. 7:36-26.9(d)9*)
- 10. **Confirmation of the scoping hearing:**
  - Proof of publication of the notice of the scoping hearing required under *N.J.A.C. 7:36-26.8(c)1-3 (N.J.A.C. 7:36-26.8(e)1)*;
  - A copy of the transcript of the scoping hearing (*N.J.A.C. 7:36-26.8(e)2*);
  - A summary of public comments made at the scoping hearing and/or provided in writing during the public comment period and the applicant's response to the public comments (*N.J.A.C. 7:36-26.8(e)3*);
  - Copies of written comments submitted as part of the record of the scoping hearing.

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

- 11. **Governing body resolution.** (Attachment VII: Resolution) (*N.J.A.C. 7:36-26.9(d)11*)
- 12. **Please attach this cover sheet and the following checklists; Attachment II: Land Assessment Form, Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland, Attachment IV: Permit/Approval Checklist and Attachment V: Map Requirements.**
- 13. **Please also provide electronic copies of items 1 - 3, 5, 6 in Microsoft Word Format and item 9 in .pdf format, on a standard 5.25 inch or Mini CDR compact disk produced to be read by any CDROM.**

**NOTES:**

- The Green Acres Program will notify the applicant as to whether the applicant may proceed with the final application. (*N.J.A.C. 7:36-26.9(h)*)
- If authorized to proceed, the final application must be submitted to Green Acres 75 days prior to the meeting of the State House Commission. (*N.J.A.C. 7:36-26.11(j)*)
- The final application must be deemed complete for public hearing purposes by Green Acres before the second public hearing on the application is scheduled. (*N.J.A.C. 7:36-26.11(d)*)
- This package is also available at [www.state.nj.us/dep/greenacres](http://www.state.nj.us/dep/greenacres).



### **3. Environmental Assessment Report**

#### ***I. A Description of the Proposed Diversion***

A. Title/Name of Proposed Activity: Jackson Mills Road Compost Facility Major Diversion

B. Preparer of Document: Anthony R. Rodriguez, P.P., AICP

C. Location maps with the site outlined on the following: USGS 7.5 Minute Quad, USDA Soils, County Road and Tax Maps: Please see the end of this section for the required maps.

#### ***II. A Description of the Environmental Conditions on the Parkland Proposed for the Disposal or Diversion and Replacement Parcels (If Any) Prior to the Implementation of the Project:***

##### **A. Natural Resources:**

###### **A.1: Diversion Area**

The proposed diversion area is a two-acre portion of a 115-acre tract located in the north central portion of Jackson Township, Ocean County. The diversion area is relatively flat with gentle slopes throughout. The diversion area contains approximately 0.68 acres of freshwater wetlands areas as mapped by NJDEP, which are located in the western portion of the diversion area.

According to the NJDEP Landscape Project, the site contains mapped Forest and Forested Wetlands habitat that have been deemed suitable habitat for threatened and endangered species. However, it should be noted that much of the site, including the area proposed to be diverted, is previously cleared.

With regard to soils, Atison and Lakehurst Sands with slopes between zero and five percent predominate the diversion area.

###### **A.2: Compensation Area**

The proposed compensation area consists of two (2) lots totaling 4.15 acres in area. The compensation area is located in the central portion of the Township. The compensation area is relatively flat and gently slopes from Park Avenue to the rear of the properties. The compensation area contains approximately 1.14 acres of freshwater wetlands areas as mapped by NJDEP, which are located in the western portion of the compensation area.

According to the NJDEP Landscape Project, the site contains mapped Forest and Forested Wetlands habitat that have been deemed suitable habitat for state endangered species including the Barred Owl, Carpenter Frog, Cooper's Hawk, Fowler's Toad, Great blue Heron, Pine Barrens Treefrog, Red-Shouldered Hawk, Spotted Turtle, Black-Billed Cuckoo, Black-

Throated Green Warbler, Blackburnian Warbler, Brown Thrasher, Cerulean Warbler, Common Nighthawk, Dotted Skipper, Eastern Box Turtle, Eastern King Snake, Least Flycatcher, Northern Pine Snake, Whipporwill, Wood Thrush, and Worm-Eating Warbler.

With regard to soils, Atison and Lakewood Sands and Manahawkin Muck with slopes between zero and five percent predominate the compensation area.

## **B. Man-made Resources:**

### **B.1: Diversion Area**

The diversion area is a previously cleared area of Block 147.02, Lot 2 (New Block 2201, New Lot 2) in Jackson Township. The diversion area is used as a compost facility that takes in and processes organic material for Township residents. The diversion area is part of a larger, partially developed tract that contains the Jackson Mills Soccer Complex. Much of the eastern portion of the tract remains wooded and vacant. Residential uses are located to the south and west of the tract, while Interstate 195 is located just north of the tract. The site is accessed from Jackson Mills Road (Ocean County Route 638) via a paved driveway. The site is located within the ROS (Recreation and Open Space) Zone District. No underground storage tanks or wells exist within the diversion area, and the diversion area contains one trailer used as an office for Department of Public Works personnel manning the site.

### **B.2: Compensation Area**

The compensation area is a wooded tract comprised of Block 17202, Lots 14 and 15 (Old Block 9.01, Old Lots 89 and 90) in Jackson Township. The compensation area is vacant. No structures, underground storage tanks or wells exist within the compensation area. An unnamed tributary of Toms River traverses the western portion of the property from north to south, while residential uses are located to the north, south and east of the tract. The site fronts on Park Avenue. The site is located within the FA-6 (Forest Area 6) Zone District.

## **C. Human Resources:**

### **C.1: Diversion Area**

The diversion area is located adjacent to the Jackson Mills Soccer Complex, which is owned and operated by Jackson Township. The Jackson Mills Soccer Complex contains eight (8) athletic fields and an associated parking area. No significant historical, archaeological, or architectural resources exist on the site. The proposed diversion will not impact the existing soccer complex.

### C.2: Compensation Area

The compensation area is vacant and wooded. As such, no significant historical, archaeological, or architectural resources exist on the site.

### ***III. Probable Environmental Impacts to the Parkland and Replacement Parcels (If Any) If the Proposed Disposal or Diversion is Approved:***

#### **A. Land**

The continued operation of the existing Jackson Mills Road Compost Facility and the Township's compensation proposal is consistent with the Goals and Policies of the State Development and Redevelopment Plan, the Pinelands Protection Act, and local policies. The diversion proposal will protect the State's natural resources and environmentally sensitive areas. The Township's compensation proposal will provide for the preservation of lands under Pinelands Jurisdiction, and is consistent with the Township's Zone Plan.

The diversion and compensation proposal will not result in any changes to the character of the diversion or compensation areas, as each of the areas are proposed to remain unchanged as a result of the proposed diversion.

The proposed diversion will not result in the loss or alteration of any ecologically sensitive lands or disturbance of any areas of contaminated soils. The diversion proposal will minor loss of dedicated open space, as the diversion area is proposed to be removed from the Township's Recreation and Open Space Inventory. However, it should be noted that the diversion area has been used for the existing compost facility, and was never utilized for open space purposes.

#### **B. Water**

The diversion and compensation proposal set forth by the Township will not result in the degradation of local or regional surface or groundwater quality. Rather, the diversion and compensation proposal will provide added protection to local waterways, as the Township's compensation proposal will dedicate approximately four acres of environmentally sensitive lands, including freshwater wetlands and streams, for public use. The proposal will not have any adverse effects on aquatic habitats, nor will it result in the significant alteration of drainage patterns within the Township.

#### **C. Air**

The Township's diversion and compensation proposal will not generate any significant levels of air pollutants, and the project will meet applicable state regulations with regard to preserving local and regional air quality. The proposed diversion area, which houses the Township's current compost facility, is adequately buffered from adjacent uses, and thus will not have any adverse impacts on adjacent properties with regard to noise or odor.

#### **D Aquatic and Terrestrial Life**

The Township's diversion and compensation proposal will not result in the loss of any wildlife habitat. The proposed diversion area is a previously cleared site. The proposed compensation area will be conveyed to the Township for the use and enjoyment of the public, and will remain vacant and wooded. There is no impact to trees greater than six inches in diameter anticipated within the diversion or compensation areas.

#### **E. Social and Economic**

The diversion and compensation proposal set forth by the Township will not impact any historic, archaeological, or cultural resources listed on or eligible for listing on the National or State Register of Historic Places. The proposed diversion will not result affect public access to recreational facilities, nor will it result in the loss of any public recreational facilities.

The diversion and compensation proposal set forth by the Township is the result of considering the adverse impacts of relocating the existing compost facility to another site within the Township. The location of the existing compost facility provides adequate buffering and screening that protects adjacent property owners from any adverse effects associated with the operation of the existing facility. The diversion and compensation proposal protects public health, safety, and welfare and will not inhibit the right to enjoy property or diminish property values within the Township.

#### **F. Solid Waste**

Solid waste in the diversion area will be handled consistent with current practices on site. The existing compost facility provides a drop off point and processing area for organic materials collected by Township public works personnel and residents. No solid waste will be generated within the proposed compensation area, as it will remain vacant and wooded.

#### **G. Aesthetics**

The Township's diversion and compensation proposal will not result in any changes to the natural or present characters of the diversion or compensation areas.

#### **H. Sustainability**

The diversion and compensation proposal set forth by the Township will permit the continuation of a sustainable solution to managing the collection, processing, and disposal of organic waste generated by the Township's residents and businesses. As such, the Township's proposal is inherently sustainable, and will remain so, as it will strengthen the Township's commitment to responsible, environmentally conscious waste disposal.

#### **I. Cumulative Effects**

The Township's diversion and compensation proposal will result in a cumulative benefit to the Township. The continued operation of the Township's existing compost facility will not

result in any adverse effects to the quality of life of the Township's residents. The proposed diversion will not result in the loss of any recreational facilities and will convey environmentally sensitive lands located under the jurisdiction of the New Jersey Pinelands Commission for public use and enjoyment to the Township. As such, the diversion and compensation proposal will provide significant benefits to the Township and the region.

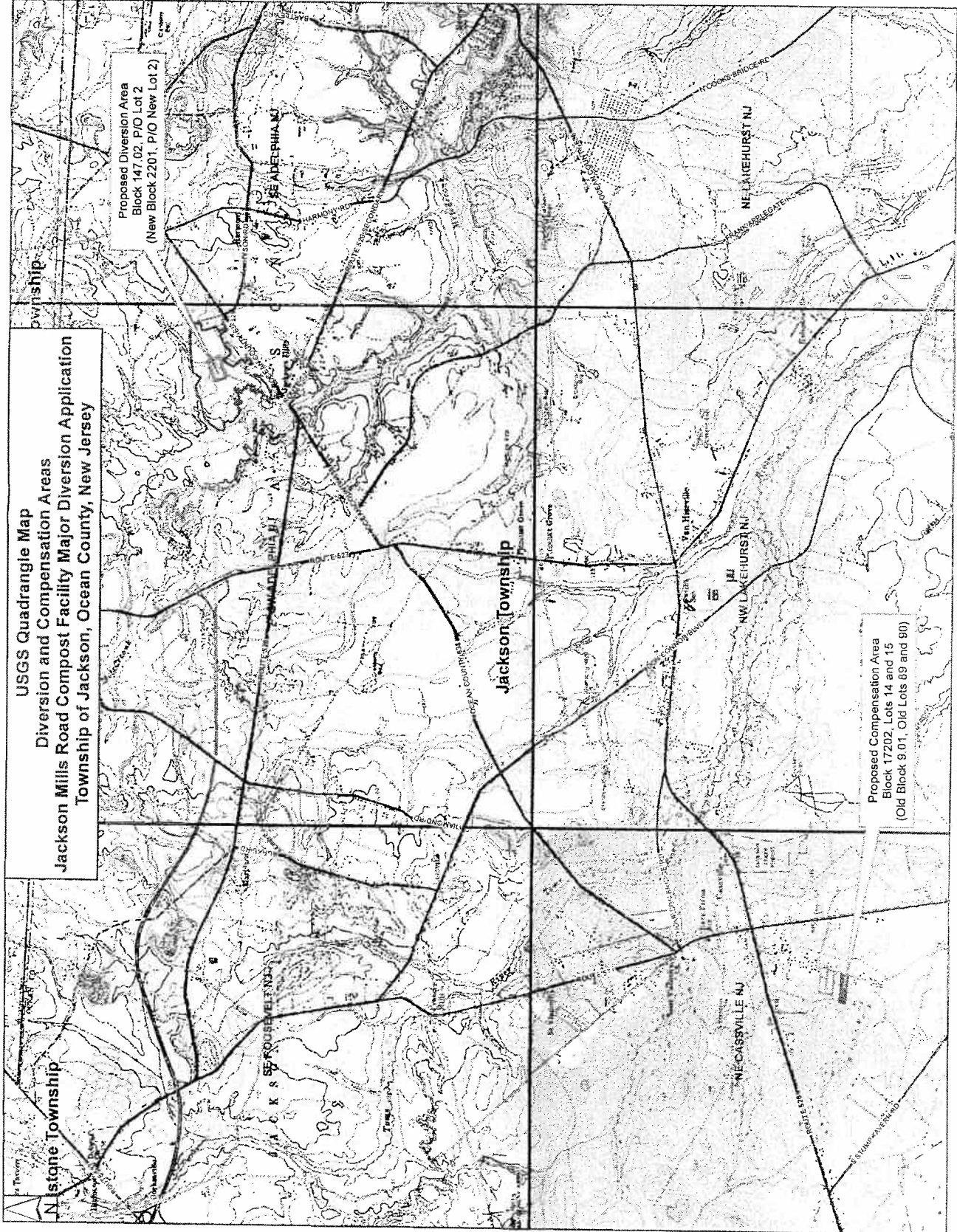
***IV. Methods of promoting appropriate environmental design and methods of mitigating adverse environmental impacts associated with the disposal or diversion:***

The continued operation of the existing Jackson Mills Road Compost Facility and the Township's compensation proposal will not require the development of any additional facilities to accommodate the operation of the existing compost facility. The Township's compensation proposal will not result in the development of the proposed compensation area. The Township's diversion and compensation proposal mitigates any adverse effects of the operation of the existing compost facility through the provision of adequate buffering and screening from properties adjacent to the facility.

***V. Avoidance of Adverse Environmental Impacts***

There are no impacts resulting from the operation of the existing compost facility that exceed acceptable levels, nor are there anticipated to be any impacts that exceed acceptable levels resulting from future operation of the facility.

**APPENDIX 3-A  
PROPERTY LOCATION MAPS**



**USGS Quadrangle Map**  
**Diversion and Compensation Areas**  
**Jackson Mills Road Compost Facility Major Diversion Application**  
**Township of Jackson, Ocean County, New Jersey**

**Current Owners/Locations**  
**Diversion Area**  
 Township of Jackson  
 334 Jackson Mills Road  
 Block 147.02, Part of Lot 2  
 (New Block 2201,  
 P/O New Lot 2)

**Total Land Area: 115.6980 Acres**  
**Total Diversion Area: 2 Acres**

**Land Area: 2 Acres**

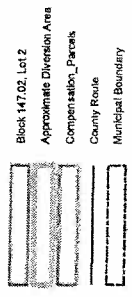
**Wetlands: 0.66 Acres**  
**Uplands: 1.32 Acres**  
**Total: 2 Acres**

**Compensation Area**  
 Marilyn J. Artushenia  
 Park Avenue  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Lots 89  
 and 90)

**Total Land Area: 4.19 Acres**  
**Total Diversion Area: 4.19 Acres**

**Land Area: 4.19 Acres**

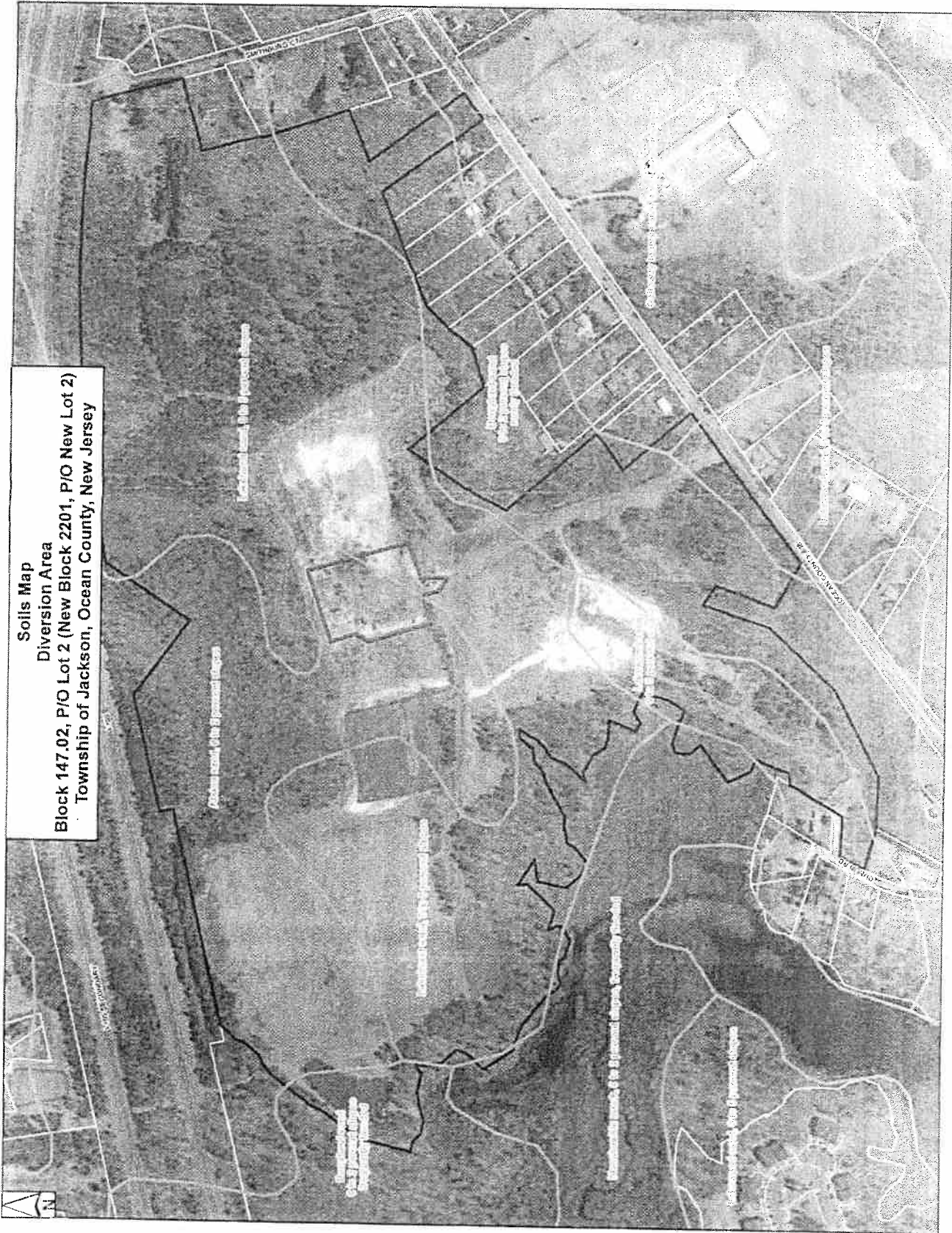
**Wetlands: 1.14 Acres**  
**Uplands: 3.05 Acres**  
**Total: 4.19 Acres**



**TM**  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
**ASSOCIATES** Fax: 732-671-7365  
 Prepared by ARJ, January 3, 2012  
 Digitized by ARJ, January 3, 2012  
 © 2012 ARJ, Inc. All rights reserved.  
 NAD83, FENR  
 Data provided by USGS, Minnesota County GIS, Township of Jackson  
 GIS/Redesign/Green Acres Major Diversion - Jackson Township  
 (Site Reference Map, Dr., Landscape and  
 Planning) and using New Jersey Department  
 of Environmental Protection Open Data  
 digital data, but the secondary product has not been verified by  
 NJDEP and is not State-approved.

**Proposed Compensation Area**  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Old Lots 89 and 90)

**Proposed Diversion Area**  
 Block 147.02, P/O Lot 2  
 (New Block 2201, P/O New Lot 2)



**Soils Map**  
**Diversion Area**  
**Block 147.02, P/O Lot 2 (New Block 2201, P/O New Lot 2)**  
**Township of Jackson, Ocean County, New Jersey**

**Current Owner/Location**  
 Township of Jackson  
 334 Jackson Mills Road  
 Block 147.02, Part of Lot 2  
 (New Block 2201,  
 P/O New Lot 2)

**Total Land Area:** 115.6980 Acres  
**Total Diversion Area:** 2 Acres

**Land Area: 2 Acres\***  
**Wetlands:** 0.68 Acres  
**Uplands:** 1.32 Acres  
**Total:** 2 Acres

Soils  
 Block 147.02, Lot 2  
 Approximate Diversion Area  
 Tax Parcel

\*The Diversion Area depicted in this map is approximate. The actual diversion area will be determined upon the completion of a final property survey.

0 150 300 600 Feet

**T&M**  
 11 Tindell Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Faxed: 732-671-7865  
 ASSOCIATES  
 Prepared by: A.R., January 2, 2012  
 NJDEP, NJDEP, USGS, Monmouth County GIS, Township of Jackson  
 CLARIS/MapInfo/Green Acres Major Elevation - Jackson Township  
 Project Reference: May, Dr., Landscape and  
 Note: This map was developed using New Jersey Department  
 of Environmental Protection Geographic Information System  
 digital data, but this accuracy has not been verified by  
 NJDEP and is not State authorized.

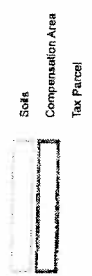




Soils Map  
 Compensation Parcels  
 Block 17202, Lots 14 and 15 (Old Block 9.01, Lots 89 and 90)  
 Township of Jackson, Ocean County, New Jersey

**Current Owner/Location**  
 Marilyn J. Artushenia  
 Park Avenue  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Lots 89  
 and 90)

**Total Land Area:** 4.19 Acres  
**Total Diversion Area:** 4.19 Acres  
**Land Area:** 4.19 Acres  
**Wetlands:** 1.14 Acres  
**Uplands:** 3.05 Acres  
**Total:** 4.19 Acres



**TM**  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
**ASSOCIATES**, Fax: 732-671-7365  
 Prepared by: AER, January 3, 2012  
 NJDEP, NJGS, Middlesex County GIS, Township of Jackson  
 Green Acres Major Division - Jackson Township  
 Reference Map, Dr. Landscape, Inc.  
 This map was prepared by the New Jersey Department  
 of Environmental Protection (NJDEP) and is not a  
 final product, but this secondary product has not been verified by  
 NJDEP and is not State authorized.

**Current Owner/Location**

Marilyn J. Artushenia  
 Park Avenue  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Lots 89  
 and 90)

Total Land Area: 4.19 Acres  
 Total Diversion Area: 4.19 Acres

Land Area: 4.19 Acres

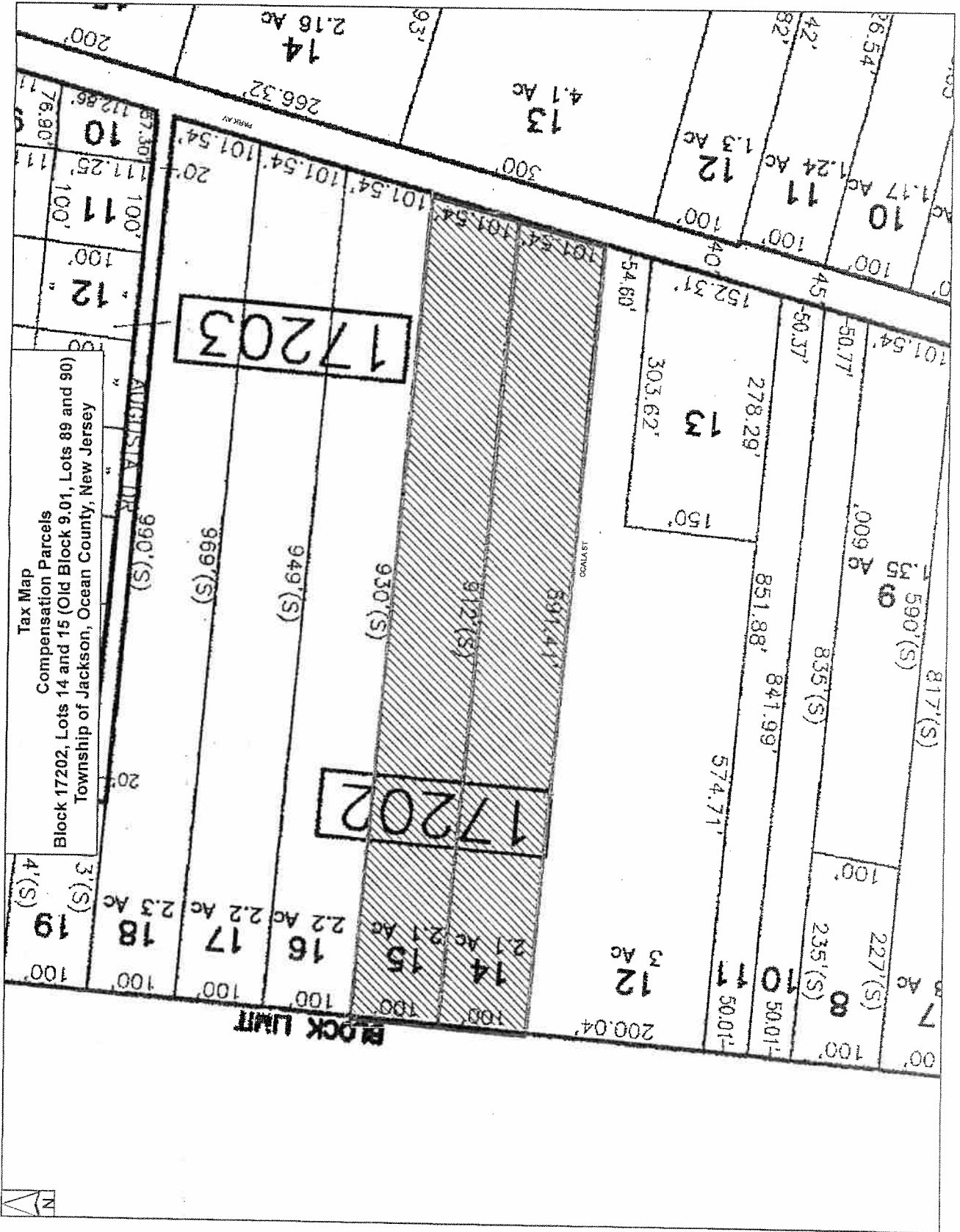
Wetlands: 1.14 Acres  
 Uplands: 3.05 Acres  
 Total: 4.19 Acres

Compensation Area



**M**  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7955  
 Prepared by: A.R. January 3, 2012  
 NJDEP, NJDEP USGS, Monmouth County GIS, Township of Jackson  
 NJDEP, NJDEP USGS, Monmouth County GIS, Township of Jackson  
 NJDEP, NJDEP USGS, Monmouth County GIS, Township of Jackson

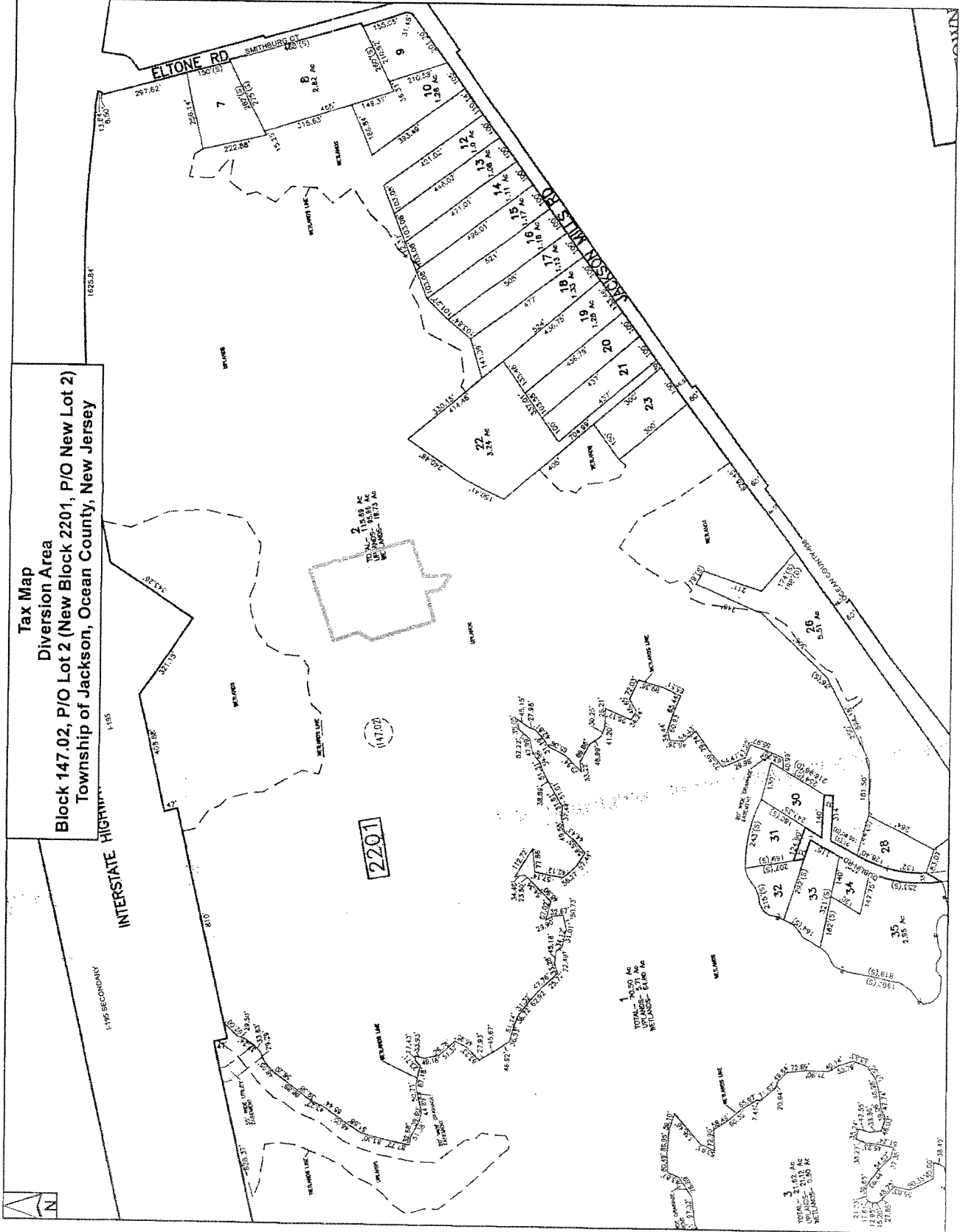
NOTE: This map was developed using New Jersey Department of Environmental Protection information systems data only, but the accuracy of the information is not guaranteed by NJDEP and is not State-certified.



**Current Owner/Location**  
 Township of Jackson  
 334 Jackson Mills Road  
 Block 147.02, Part of Lot 2  
 (New Block 2201,  
 P/O New Lot 2)

**Total Land Area:** 115.6980 Acres  
**Total Diversion Area:** 2 Acres

**Land Area: 2 Acres\***  
**Wetlands: 0.68 Acres**  
**Uplands: 1.32 Acres**  
**Total: 2 Acres**

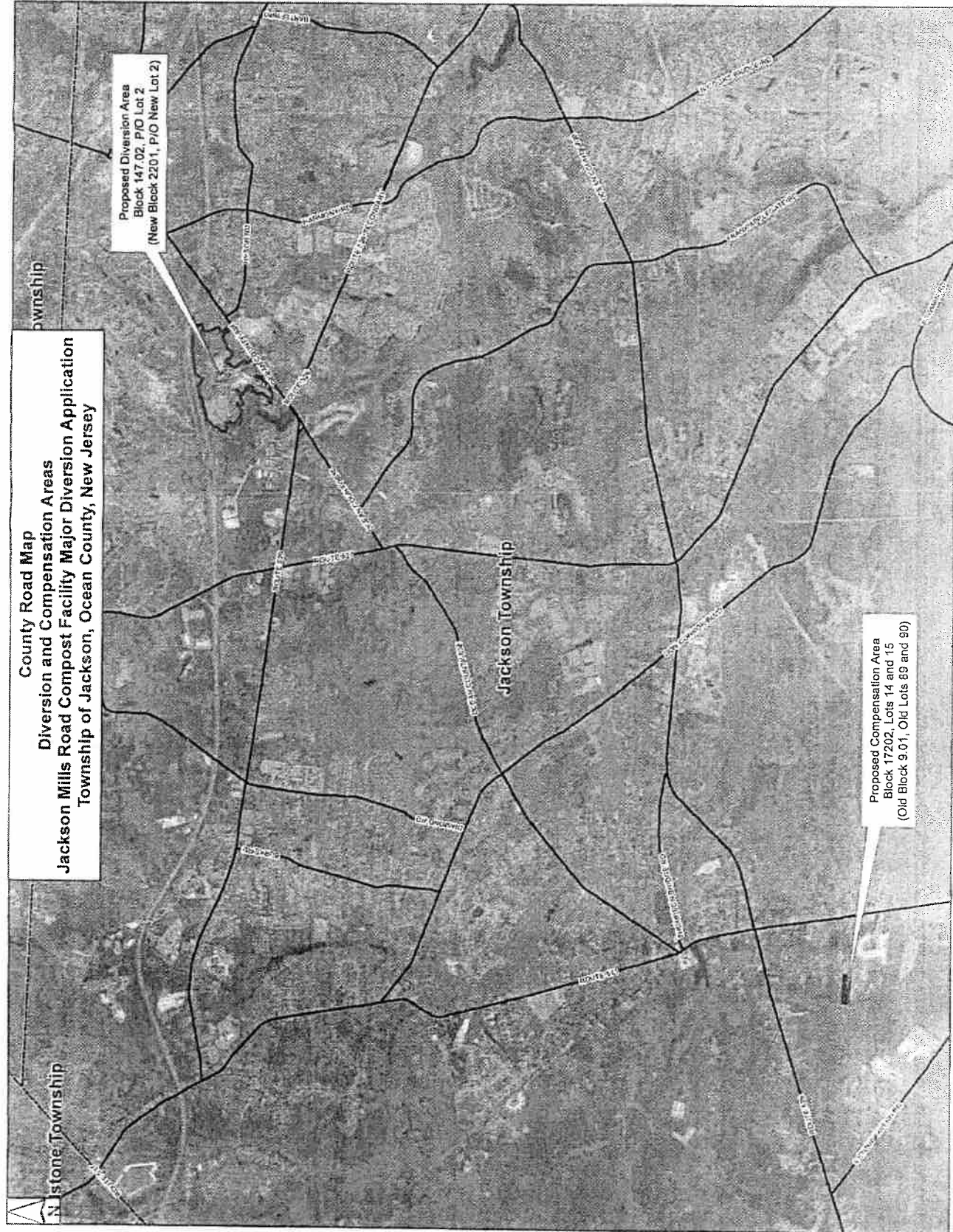


Approximate Diversion Area

\* The Diversion Area depicted in this map is approximate. The actual diversion area will be determined upon the completion of a final property survey.



**TIM**  
 11 Tiddell Road  
 Mankin, NJ 07748-2792  
 Phone: 732-671-8400  
 Fax: 732-671-7365  
**ASSOCIATES**  
 Prepared by: ARK, January 3, 2012  
 Project: NJ DEP, UDCS, Monmouth County GIS, Township of Jackson  
 GARRARD/James/Green Acres Major Diversion - Jackson Township  
 Project Reference Map, D., Landscape mtd  
 NOTE: This map was developed using New Jersey Department of Environmental Protection's Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-subsidized.



**County Road Map**  
**Diversion and Compensation Areas**  
**Jackson Mills Road Compost Facility Major Diversion Application**  
**Township of Jackson, Ocean County, New Jersey**

**Current Owners/Locations**

**Diversion Area**  
 Township of Jackson  
 334 Jackson Mills Road  
 Block 147.02, Part of Lot 2  
 (New Block 2201,  
 P/O New Lot 2)

**Total Land Area:** 115,6980 Acres  
**Total Diversion Area:** 2 Acres

**Land Area:** 2 Acres

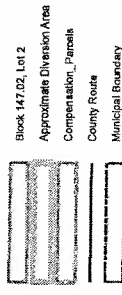
**Wetlands:** 0.68 Acres  
**Uplands:** 1.32 Acres  
**Total:** 2 Acres

**Compensation Area**

Marilyn J. Artushenia  
 Park Avenue  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Lots 89  
 and 90)

**Total Land Area:** 4.19 Acres  
**Total Diversion Area:** 4.19 Acres

**Land Area:** 4.19 Acres  
**Wetlands:** 1.14 Acres  
**Uplands:** 3.05 Acres  
**Total:** 4.19 Acres



**TJM**  
 11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-8400  
 Fax: 732-671-7365  
**A.S.B.O.C.I.A.T.E.S.**  
 Section NJ DEP USGS, Monmouth County GIS, Township of Jackson  
 NJ DEP, FEMA  
 Project Reference Map, D1, Land  
 Project Reference Area, Major Diversion - Jackson Township  
 NOTE: This map was developed using New Jersey Department  
 of Environmental Protection Geographic Information System  
 data. The information is not a warranty, and the information product has not been verified by  
 NJDEP and is not State endorsed.

Proposed Compensation Area  
 Block 17202, Lots 14 and 15  
 (Old Block 9.01, Old Lots 89 and 90)

Proposed Diversion Area  
 Block 147.02, P/O Lot 2  
 (New Block 2201, P/O New Lot 2)



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Parks and Forestry
Mail Code 501-04
ONLM -Natural Heritage Program
P.O. Box 420
Trenton, NJ 08625-0420
Tel. #609-984-1339
Fax. #609-984-1427

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

January 23, 2012

Anthony R. Rodriguez, P.P., AICP, LEED-GA
T&M Associates
11 Tindall Road
Middletown, NJ 07748

Re: Jackson Mills Road Compost Facility Major Diversion - Compensation (Block 17202, Lots 14 & 15)

Dear Mr. Rodriguez:

Thank you for your data request regarding rare species information for the above referenced project site in Jackson Township, Ocean County.

Searches of the Natural Heritage Database and the Landscape Project (Version 3 for the highlands region, Version 2.1 elsewhere) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Natural Heritage Database and the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat on the referenced site. Please see Table 1 for species list and conservation status.

Table 1 (on referenced site).

Table with 6 columns: Common Name, Scientific Name, Federal Status, State Status, Grank, and Srank. It lists various species such as barred owl, black-billed cuckoo, blackburnian warbler, etc., along with their respective status codes.

Neither the Natural Heritage Database nor the Landscape Project has records for any additional rare wildlife species or wildlife habitat within 1/4 mile of the referenced site.

We have also checked the Natural Heritage Database for occurrences of rare plant species or ecological communities. The Natural Heritage Database does not have any records for rare plants or ecological communities on or within 1/4 mile of the site.

A list of rare plant species and ecological communities that have been documented from Ocean County can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [http://www.state.nj.us/dep/parksandforests/natural/heritage/nhp\\_codes\\_2008.pdf](http://www.state.nj.us/dep/parksandforests/natural/heritage/nhp_codes_2008.pdf).

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive I-Map-NJ website at the following URL, <http://www.state.nj.us/dep/gis/dep splash.htm> or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica  
Administrator

c: NHP File No. 12-4007414-0643

Mail Code 501-04  
 Department of Environmental Protection  
 Division of Parks and Forestry  
 Office of Natural Lands Management  
 PO Box 420 Trenton, New Jersey 08625-0420  
 (609) 984-1339 FAX (609) 984-1427

# Invoice

## Invoice

DATE	INVOICE #
January 23, 2012	0643

BILL TO
T&M Associates 11 Tindall Road Middletown, NJ 07748

Make check payable to  
*Office of Natural Lands Management*  
 and forward with a copy of this statement to  
**Mail Code 501-04**  
**Office of Natural Lands Management**  
**PO Box 420**  
**Trenton, New Jersey 08625-0420**

QUANTITY (hrs.)	DESCRIPTION	RATE (per hr.)	AMOUNT
1	Charge for Natural Heritage Database search for rare species and ecological communities locational Information. Project 12-4007414-0643	\$0.00	\$0.00
Anthony R. Rodriguez Jackson Mills Road Compost Facility Major Diversion - Compensation (Block 17202, Lots 14 & 15)		<b>Total</b>	\$0.00



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Parks and Forestry
Mail Code 501-04
ONLM - Natural Heritage Program
P.O. Box 420
Trenton, NJ 08625-0420
Tel. #609-984-1339
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CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

January 23, 2012

Anthony R. Rodriguez, P.P., AICP, LEED-GA
T&M Associates
11 Tindall Road
Middletown, NJ 07748

Re: Jackson Mills Road Compost Facility Major Diversion - Diversion (Block 2201, P/O Lot 2)

Dear Mr. Rodriguez:

Thank you for your data request regarding rare species information for the above referenced project site in Jackson Township, Ocean County.

Searches of the Natural Heritage Database and the Landscape Project (Version 3 for the highlands region, Version 2.1 elsewhere) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

Neither the Natural Heritage Database nor the Landscape Project has records for any rare wildlife species on the referenced site.

We have also checked the Natural Heritage Database and the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat within 1/4 mile of the referenced site. Please see the table below for species list and conservation status.

Species within 1/4 mile of referenced site.

Table with 6 columns: Common Name, Scientific Name, Federal Status, State Status, Grank, and Srank. Rows include barred owl, black-billed cuckoo, brown thrasher, eastern box turtle, great blue heron, northern pine snake, pine barrens treefrog, and wood thrush.

We have also checked the Natural Heritage Database for occurrences of rare plant species or ecological communities. The Natural Heritage Database has a record for an occurrence of Carex frankii that may be in the immediate vicinity of the site. The attached list provides more information about this occurrence. Because some species are sensitive to disturbance or sought by collectors, this information is provided to you on the condition that no specific locational data are released to the general public. This is not intended to preclude your submission of this information to regulatory agencies from which you are seeking permits.

A list of rare plant species and ecological communities that have been documented from Ocean County can be downloaded from http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html. If suitable habitat is present at the project site, the species in that list have potential to be present.



Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes\\_2008.pdf](http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2008.pdf).

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive I-Map-NJ website at the following URL, <http://www.state.nj.us/dep/gis/depsplash.htm> or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert J. Cartica', with a long horizontal flourish extending to the right.

Robert J. Cartica  
Administrator

c: NHP File No. 12-4007423-0643

Mail Code 501-04  
 Department of Environmental Protection  
 Division of Parks and Forestry  
 Office of Natural Lands Management  
 PO Box 420 Trenton, New Jersey 08625-0420  
 (609) 984-1339 FAX (609) 984-1427

# Invoice

## Invoice

DATE	INVOICE #
January 23, 2012	0643

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T&M Associates 11 Tindall Road Middletown, NJ 07748

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 and forward with a copy of this statement to  
**Mail Code 501-04**  
**Office of Natural Lands Management**  
**PO Box 420**  
**Trenton, New Jersey 08625-0420**

	P.O. NO.	TERMS	PROJECT
QUANTITY (hrs.)	DESCRIPTION	RATE (per hr.)	AMOUNT
1	Charge for Natural Heritage Database search for rare species and ecological communities locational Information. Project 12-4007423-0643	\$70.00	\$70.00
Anthony R. Rodriguez Jackson Mills Road Compost Facility Major Diversion - Diversion (Block 2201, P/O Lot 2)		<b>Total</b>	\$70.00

**Immediate Vicinity of Project Site**  
**Based on Search of Natural Heritage Database**  
**Rare Plant Species and Ecological Communities Currently Recorded in**  
**the New Jersey Natural Heritage Database**

Scientific Name	Common Name	Federal Status	State Status	Regional Status	G Rank	S Rank	Last Obs	Ident	Location
Vascular Plant <i>Carex frankii</i>	Frank's Sedge			HL	G5	S3	2007-06-28		Along west side of sand road, within 0.05 mi NW of Jackson Mills Rd, 0.30 mi NE of its jct. with North County Line Rd., Jackson Mills.

1 Records Selected

**ATTACHMENT I**  
**ENVIRONMENTAL ASSESSMENT REPORT OUTLINE**