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ENVIRONMENTAL IMPACT STATEMENT

CAREONE AT LAWRENCE
3641 LAWRENCEVILLE ROAD
BLOCK 6601, LOT 2
LAWRENCE TOWNSHIP
MERCER COUNTY, NEW
JERSEY

T&M PROJECT NO. COMG00001
FEBRUARY 2023



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STATE OF NJ LICENSE NO. GE48086

Environmental Impact Statement

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EXECUTIVE SUMMARY

This Environmental Impact Statement (EIS) has been prepared on behalf of CareOne Management LLC (CareOne) to supplement the Lawrence Township Environmental Impact Statement Requirements under Code §800-812. The proposed project includes the construction and operation of a CareOne assisted living facility with associated parking areas and stormwater management.

CareOne is seeking approval for the operation of a senior care facility. The building will be three (3) stories with an office and 170 beds. The total area of the building will be approximately 113,000 SF, and the finished floor elevation will be approximately 172 feet (NAVD 1988). The site will be accessed through two (2) driveways at Province Line Road and Lawrenceville Road (US Route 206).

This document discusses existing site conditions and proposed impacts while demonstrating that there will not be significant adverse impacts to the surrounding environment. Impacts have been minimized to the greatest extent practicable and will be mitigated as applicable in accordance with NJDEP and local requirements.

ES.1 PROJECT LOCATION

The project is located at 3641 Lawrenceville Road, Block 6601, Lot 2, in Lawrence Township, Mercer County, New Jersey. The lot is on the corner of the intersection of Lawrenceville Road and Province Line Road. Lawrenceville Road is southeast of the lot, and Province Line Road is to the northeast. Bristol-Myer Squibb headquarters is to the northwest. and to the south are a mix of commercial and residential properties.

ES.2 PROJECT DEFINITION

The proposed project involves the development and operation of an underutilized parcel into an assisted living facility. Development of the proposed parcel and discussion of conceptual alternatives and layouts have been considered through consultation between CareOne and several consulting specialists and engineers. The project was developed to fulfill the need of an assisted living facility within the subject area. Ecological strategies will be implemented to reduce impacts to the natural environment through minimization and avoidance measures.

ES.3 SUMMARY OF IMPACTS

The proposed project results in minor impacts to natural, social, economic and cultural resources, as documented in this EIS. The impacts are summarized as follows:

- The proposed project will require disturbance to on-site soils during construction. The project will include sedimentation and soil erosion control measures.
- The proposed project will require disturbance to wooded, shrub-scrub and herbaceous vegetation during construction. The impacts are kept to the minimum area required for the proposed operations.
- Access to the Facility will be via Lawrenceville Road and Province Line Road; parking of vehicles at the site will reduce the impacts to nearby roadways.
- Surface water quality impacts will be managed onsite. Storage of materials will occur indoors to prevent contact with stormwater runoff. The Facility will implement a stormwater management system to mitigate impacts from stormwater runoff.
- The Facility will utilize proven technologies and operating practices to control dust and odors from the processing areas. Air quality will not exceed the National Ambient Air Quality Standards (NAAQS) for any receptor.
- The project will not result in disproportionately high or adverse effects on minority or low-income populations. No adverse impacts on stability or the character of the community will result from the project.

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1.0 DESCRIPTION OF THE OPERATING FACILITY

1.1. Site Location

The proposed facility is located at 3641 Lawrenceville Road, Block 6601, Lot 2, in Lawrence Township, Mercer County, New Jersey. The site covers 6.45 acres and is shown on Figure 1. The site is located at the intersection of Lawrenceville Road (US-206) and Province Line Road. The proposed property is located in the northeastern portion of the Township. See **Figures 1-11** for more information.

1.2. Demographics

The site will be used for an assisted living and memory care facility. The expected patients will be the elderly population, and mainly those in need of long term care and assistance. The demographic for persons 65 years and older is 15.4 percent within Lawrence Township.

1.3. Master Plan Compatibility

There has been increasing demand for senior care facilities within the Township and surrounding area. As proposed in the Lawrence Township Master Plan, the aging in place technique is recommended and supported. As such, these policies support local residential care and services for the elderly.

2.0 ENVIRONMENTAL

2.1 Types of Soils

Soils were identified at the site using the Mercer County Soil Survey from the Soil Conservation Service, which showed the site is underlain by Quakertown silt loam (QukB) (see **Figure 4**). Mapped soils are generally silty loam and are classified as hydrologic group B, which is not a hydric soil. In June 2022, RPM Engineering LLC completed a series of subsurface borings at the site. Findings indicated that much of the site contained topsoil at about 12 inches thick. Beneath this layer, soils were generally brown to orangish brown silty clay/clayey silt with varying amounts of sand and gravel-sized rock fragments. Please see the Geotechnical Engineering Report, Proposed CareOne Assisted Living Facility Geotechnical Report, by RPM Engineering LLC, prepared June 2022 for additional information.

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2.2 Topography

According to the topographic survey, the highest point of the site is at the northeastern portion of the site. The highpoint peaks at elevation 174' (NAVD 1988). The remaining portion of the site grades off gently toward Route 206 and towards the Bristol Myers Squibb property. The lowest elevation is 160' (NAVD 1988) near Lawrenceville Road.

2.3 Geology

According to the NJ GIS data for the project site, the project is situated on the Stockton Formation (Trs) (**Figure 5**). Generally, this formation consists of sandstone, mudstone, silty mudstone, argillaceous siltstone, and shale. As noted in the RPM Geotechnical Engineering Report, the soil logs obtained from the site are considered to be representative of the Stockton Formation.

2.4 Vegetation

The site consists of primarily open grass field with forested areas along the northern and eastern perimeters. The primary species include wisteria, switchgrass (*Panicum virgatum*), snakeroot (*Ageratina spp.*), raspberry (*Rubus idaeus*), spruce trees (*Picea spp.*), cedar trees (*Cedrus spp.*), black walnut (*Juglans nigra*), Japanese maple (*Acer palmatum*), serviceberry (*Amelanchier spp.*), smartweed (*Polygonum spp.*), black cherry (*Prunus serotina*), goldenrod (*Solidago spp.*), poison ivy (*Toxicodendron radicans*), tearthumb (*Persicaria sagittate*), stiltgrass (*Microstegium vimineum*), and northern catalpa (*Catalpa speciosa*). These species are classified from facultative to facultative-upland.

2.5 Wildlife

There were no observed threatened or endangered species on the site. According to NJ GEOWeb, there are no mapped environmentally sensitive areas.

2.6 Surface Water Hydrology

There are no natural surface water features at the site. Stormwater management basins are proposed. The nearest surface water feature within the vicinity of the site includes a pond/lake on the Bristol Myers Squibb Headquarters property, which is located approximately 600 feet

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west of the site. The site is located within two separate watersheds. Majority of the site is situated in the Assunpink Creek (above Shipetauken Ck) Watershed (watershed ID 11DA HUC 02040105230) and a small northeastern portion is situated in the Stony Brook Watershed (watershed ID 10 AA HUC 02030105090) (**Figure 6**). Generally, surface water flows southernly to adjacent roadways.

2.6.1 Floodplains

A survey of the current Federal Flood Emergency Management Act (FEMA) data indicates the site is located within the FEMA Flood Zone X, which is an area determined to be outside the of 0.2% annual chance floodplain, per FEMA Community Map Number 34021C0129F (effective July 20, 2016).

2.6.2 Wetlands

Freshwater wetlands are areas protected from development in accordance with the Freshwater Wetland Protection Act at NJSA 13.9B. In September 2021, T&M Associates performed a wetland assessment of the site where no wetlands or primary wetland indicators were found. This, along with a review of NJDEP GEOWeb site mapping, indicates that freshwater wetlands are not present at the site or within 100' of the project area. (**Figure 7**)

2.7 Subsurface Water

As noted in the Geotechnical Engineering Report, Proposed CareOne Assisted Living Facility Geotechnical Report, by RPM Engineering LLC, prepared June 2022, groundwater was not encountered during the test pit investigation.

2.8 Cultural Resources

The site is located in a residential section of Lawrence Township. The nearest park, Mercer Meadows, is approximately 3.8 miles west of the site.

2.9 Historical Resources

Our review of the NJ State Historic Preservation Office (SHPO) New Jersey and National

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Registers of Historic Places, reveals one historic property onsite. The William Gulick House (ID#5273) is situated in the middle of the parcel. It will be preserved and the house will be relocated to the northern portion of the site. Further, the existing property will be subdivided to accommodate the relocated Gulick House. A cultural resources investigation will be completed in coordination with NJDEP prior to construction. See **Figure 8**.

2.10 Existing Development Features

2.10.1 Sewage

The existing Gulick House is serviced by an on-site waste water system. Sewer service to this area is provided by the Ewing Lawrence Sewer Authority. See **Figure 9**.

2.10.2 Solid Waste Disposal

Currently the site does not generate solid waste.

2.10.3 Hazardous Materials

After a review of NJDEP GEOWeb, it appears that there are no hazardous materials present on the site. See **Figure 10**. A Phase 1 Environmental Site Assessment will be completed.

2.10.4 Stormwater Management

Currently there are no stormwater management facilities on the site.

2.10.5 Electric and Gas Service

PSE&G provides gas and electric services for the area.

2.10.6 Social Services

The project site is served by the Lawrence Township Police Department.

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Lawrence Township has two (2) volunteer fire stations nearby. The Mercer County Fire Station 22 is located approximately 3.3 miles from the site on Lawrence Avenue, and the Mercer County Fire Station 23 is located approximately 2.5 miles from the site on Philips Avenue. In addition to fire apparatus, Lawrence Township has an ambulance for emergency medical services (EMS).

2.10.7 Sensitive Receptors

Communities surrounding the site lie within a predominately suburban setting. Sensitive receptors include private or public places, which may be directly or indirectly impacted by site operations. Example sensitive receptors are schools, churches, residential areas, parks, cemeteries, shopping centers, hospitals, nursing homes and food markets.

Surrounding the facility are office buildings, residential areas, schools, and a private daycare. Local schools include the Chapin School, Princeton Junior School, and Hopewell Valley Regional. All schools are within a mile of the site, and are located southeast, southwest, and northwest respectively. The daycare is The Child Development Center for Bristol Myer Squibb, located to the northwest of the site. The nearest hospital, Capitol Health Regional Medical Center, is located along Brunswick Avenue approximately 8.5 miles southwest of the site. See **Figure 11** for such feature approximate to the site.

2.10.8 Transportation and Traffic

Site generated traffic will access the property via Lawrenceville Road and Province Line Road. A traffic impact study was conducted and will be provided under a separate cover.

2.11 Miscellaneous

2.11.1 Air Quality

Since it was originally passed in 1955, the Clean Air Act (CAA) had been the primary basis for regulating air pollutant emissions. Amendments to the CAA were passed in 1970 (Clean Air Act Amendments; CAAA) that allowed the USEPA to delegate responsibility to state and local governing bodies, giving them the opportunity to prevent and control air pollution at the source. The CAAA mandated that the USEPA establish ceilings for certain pollutants based upon the identifiable effects each pollutant may have on public health and welfare.

Mercer County is in the New Jersey Intrastate Air Quality Control Region (AQCR), as designated

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by NJDEP and EPA. This region includes Burlington County, Camden County, Gloucester County, Mercer County, and Salem counties. An AQCR is divided for planning purposes into one of three categories - attainment, unclassified, or nonattainment - depending on available air quality data and ambient concentrations of “criteria pollutants” (i.e., those pollutants for which criteria documents have been prepared and standards have been set).

Ambient air quality in Mercer County is monitored by the New Jersey Division of Air Quality (NJDAQ), using monitoring equipment at several sites in the County. The two nearest locations to the project site are situated in Lawrenceville, about 4.2 miles south of the site and in Trenton, about 10 miles south of the site. Based on the recent data from the NJDAQ, exceedances of the Particulate Matter 2.5 (PM2.5) standard were noted at the Trenton station. The major source of PM2.5 is anthropogenic origins, such as motor vehicle exhaust and industrial processes. Overall, the project area is classified as attainment for all criteria pollutants except PM2.5.

2.11.2 Acoustical Conditions

The site is currently idle and is not a source of noise.

2.11.3 Water Service

Potable water connections to the municipal supply system in Province Line Road and US Route 206 are provided by New Jersey American Water.

2.12 Area and Regional Description

The site is located in Lawrenceville Township, Mercer County, NJ. Lawrenceville Township is a highly residential area within New Jersey. The prominent land use in the area is residential, commercial, pharmaceutical, rural, and single unit parcels. The site is located adjacent to the intersection of Lawrenceville Road and Province Line Road.

2.13 Environmental Performance Controls

2.13.1 Sewage Disposal Techniques

The project will be designed in compliance with local and state sewage disposal regulations.

2.13.2 Water Supply and Water Conservation Proposals

The project will be designed to meet the green infrastructure requirements as required by the NJDEP.

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2.13.3 Energy Conservation Measures

The project will be in conformance with the latest building subcode requirements.

2.13.4 Noise Reduction Measures

The project will meet the NJDEP Noise Act criteria at the property line.

3.0 PROPOSED IMPACTS

3.1 Flooding and Flood Plain Impact

A survey of the current Federal Flood Emergency Management Act (FEMA) data indicates the site is located within the FEMA Flood Zone X, which is an area determined to be outside the of 0.2% annual chance floodplain, per FEMA Community Map Number 34021C0129F (effective July 20, 2016).

3.2 Impact on Surface Water and Groundwater Quality

The project site is located in the Central Delaware Watershed Management Area in the Northwest Water Region. It is located in two separate watersheds where most of the site is situated in the Assunpink Creek (above Shipetauken Ck) Watershed (watershed ID 11DA HUC 02040105230) and a small northeastern portion is situated in the Stony Brook Watershed (watershed ID 10 AA HUC 02030105090).

Furthermore, we will be recharging stormwater management into the ground using a subsurface soil replacement system in compliance with the NJDEP BMP Manual.

The project will meet the requirements of the Lawrence Township Soil Conservation permit.

3.3 Impact on the Capacity to Supply Groundwater

No water wells are proposed for the project. Potable water for the project will be request from New Jersey American Water. Proposed water service consists of an 8" main off, which will connect to an existing 12" main on Province Line Road. The 8" main will split inside an underground vault to a 6" fire water service lateral to the CareOne facility, 4" domestic service

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lateral to the CareOne Facility, and a 2" or 3" domestic service lateral to the Gulick House. Hot boxes are not required as long as the backflow preventers are inside the buildings.

3.4 Sewage Disposal Impacts

Sewer service to this area is provided by the Ewing Lawrence Sewer Authority. The proposed project has received a will-serve approval from the Authority. Proposed sanitary sewer service consists of 1.25"-2" PVC forcemain lateral that will run from the project site southbound along Route 206 to an existing gravity sanitary sewer manhole (just south of the intersection with Deer Run Road). The forcemain will connect to an onsite pre-packaged pump station, which will accommodate an 8" sanitary sewer lateral from the CareOne building and a 4" sanitary sewer lateral from the Gulick House. Permit to be secured from NJDOT for work within the NJDOT Route 206 R.O.W.

3.5 Alteration to Existing Vegetation and Its Impact on Wildlife and Wildlife Habitats

Some of the existing vegetation will be removed to accommodate the proposed improvements. It is important to note that the ratio of trees removed and trees replaced on site will be greater than a ratio of 2:1. The existing vegetation will be preserved to the maximum extent possible.

3.6 Destruction or Disturbance of Cultural Resources

The William Gulick House will be preserved and will be relocated to the northern portion of the site. Further, the existing property will be subdivided to accommodate the relocated Gulick House. A cultural resources investigation will be completed in coordination with NJDEP prior to construction. Building will be sold and reutilized for residential purposes.

3.7 Noise Level Impacts

The project will meet the NJDEP Noise Act criteria at the property line.

3.8 Energy Utilization

As noted above, the proposed development will require utilization of natural gas and electric resources. These services will be secured through the appropriate utility providers.

3.9 Blighting or Improving Effects on Neighborhoods

The proposed project will redevelop an underutilized commercial parcel located along Lawrenceville Road. New employment opportunities are expected. The elderly population within the local area is in need of assisted living and care. The proposed project will provide a needed service to the local community. The site is not expected to either require the establishment of additional public or social services but may require demand on existing public or social services while the site is in operation.

4.0 ALTERNATIVES

The design team considered different locations for the historical structure on site and paths for relocation. Due to disturbance onsite and overall landscape of the project area, it was determined that the proposed relocation pathway, relocation area, and design was the most suitable layout. The “no build” alternative does not achieve the desired objective of the project to safely move the historic structure, while also developing an underutilized parcel of land for senior care. The “no build” alternative would not address the Township’s increased demand for a senior care facility. As such, the current design is supported.

5.0 LICENSES, PERMITS, AND CERTIFICATIONS

All applicable licenses, land use permits, and certifications will be acquired as necessary.

6.0 DOCUMENTATION

Please see attachments for information.

7.0 CONCLUSION

Based on a review of the applicable Lawrence Township regulations, the proposed project is compliant. The proposed project objective is to provide senior care in-house and meet the demands for senior housing and senior care. As with any form of development, however, certain unavoidable impacts will occur. The project team has incorporated a design that minimizes these impacts to the greatest extent possible.

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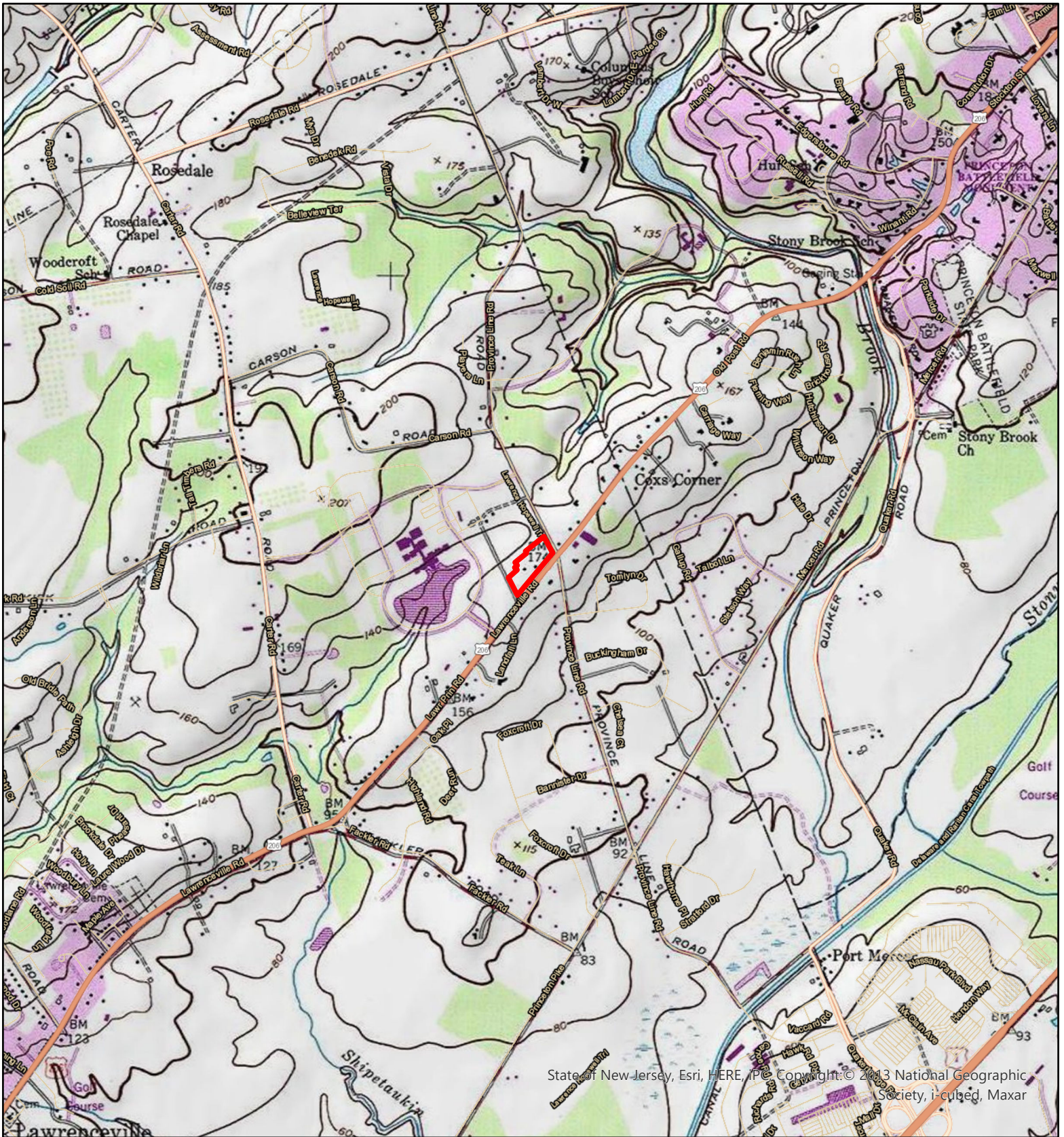
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Appendix 1
Figures



11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365



0 500,000 2,000
 Feet



**Figure 1: USGS Site Map
 Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**



Maxar, Microsoft, State of New Jersey, Esri, HERE, iPC



11 Tindall Road
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0 100 200 400 Feet



**Figure 2: Aerial Site Map
 Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**

Prepared by: BKB, 02/02/23
 Source: USGS Topographic Maps, Quadrangle Map
 File Path: G:\Projects\COMG\00002\GIS\Projects\Final\Figure 1 USGS Site Map\Figure 2 Aerial Site Map.aprx

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Maxar, Microsoft, State of New Jersey, Esri, HERE, iPC



11 Tindall Road
 Middletown, NJ 07748-2792
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 Fax: 732-671-7365

0 100 200 400 Feet

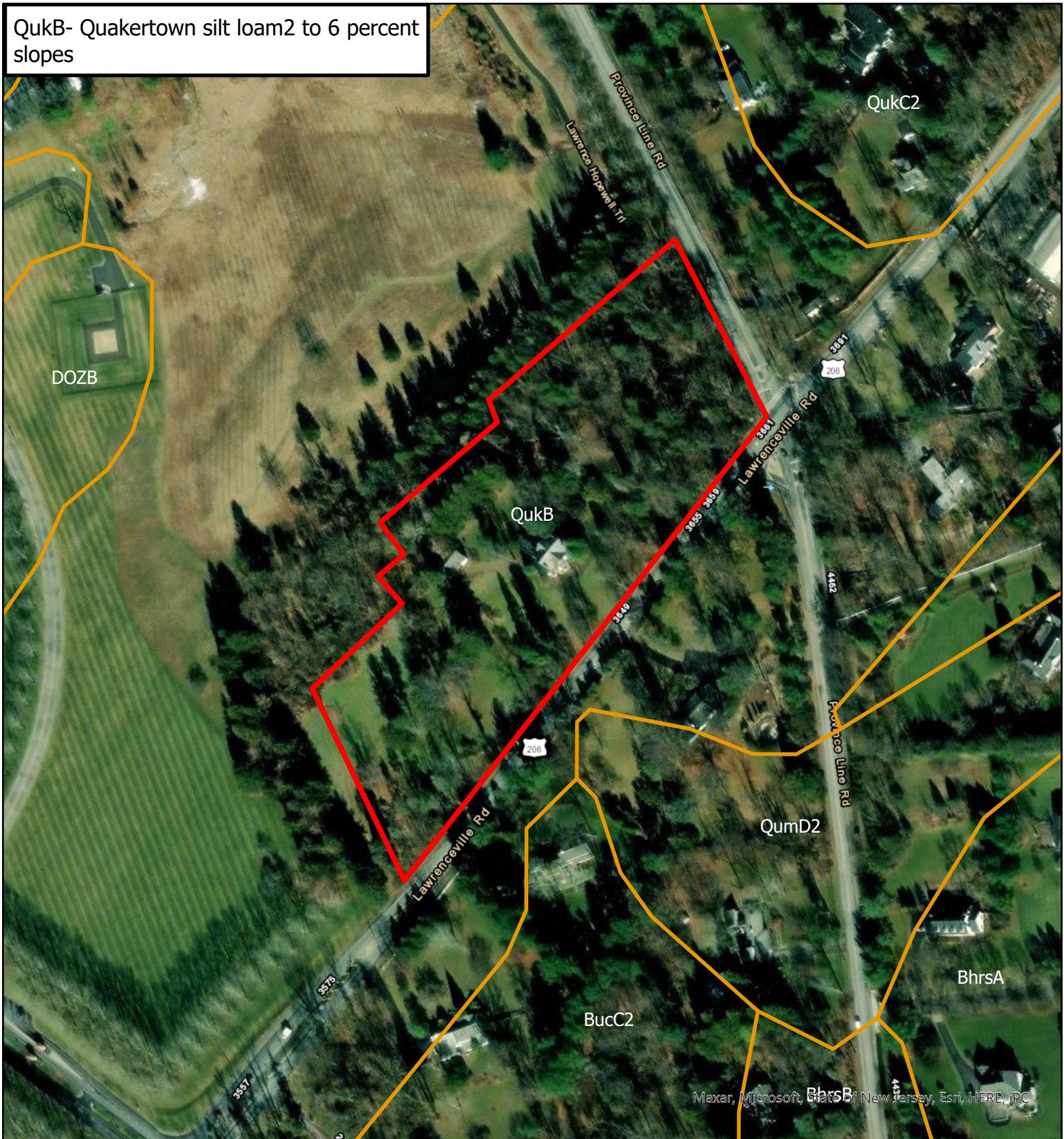


**Figure 3: Tax Map
 Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**

Prepared by: BKB, 02/02/23
 Source: USGS Topographic Maps, Quadrangle Map
 File Path: G:\Projects\COMG\00001\GIS\Projects\Final\Figure 1 USGS Site Map\Figure 3 Tax Map.aprx

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QukB- Quakertown silt loam 2 to 6 percent slopes



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0 100 200 400 Feet



**Figure 4: Soils Map
 Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**

Prepared by: BKB, 02/02/23
 Source: USGS Topographic Maps, Quadrangle Map
 File Path: G:\Projects\COMG\00001\GIS\Projects\Final\Figure 1 USGS Site Map\Figure 5 Soils Map.aprx

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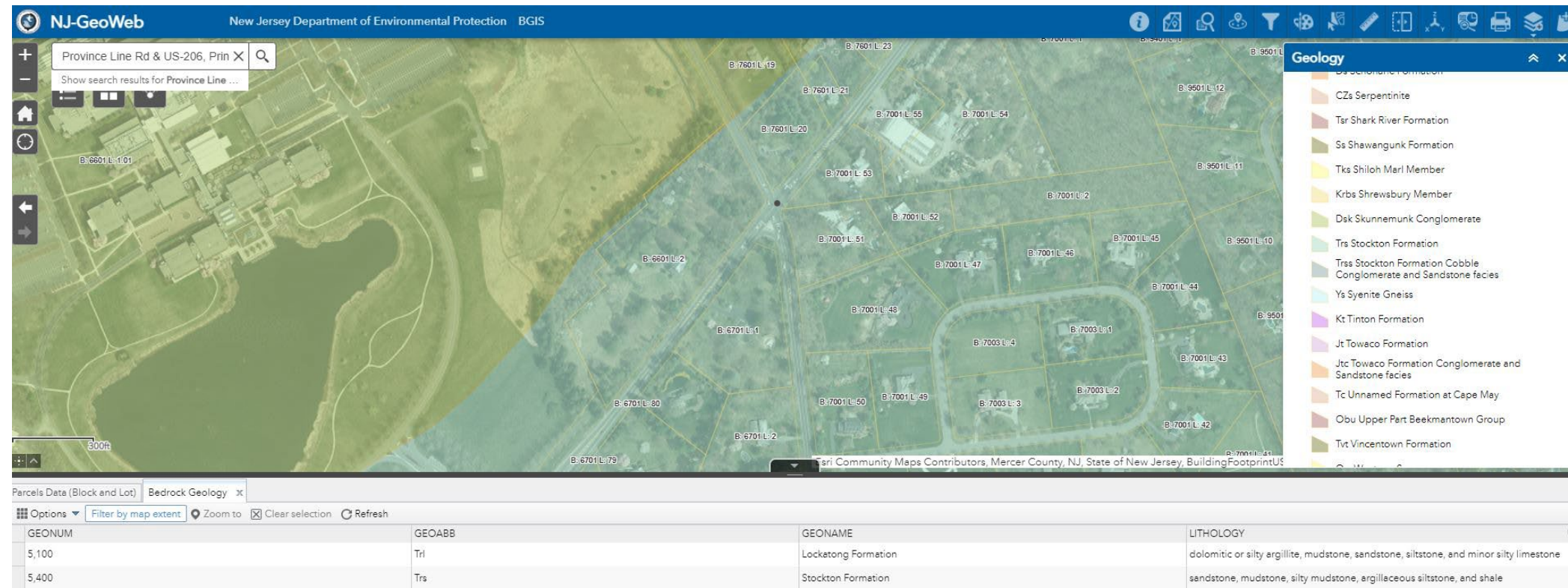


Figure 5: Geology Map

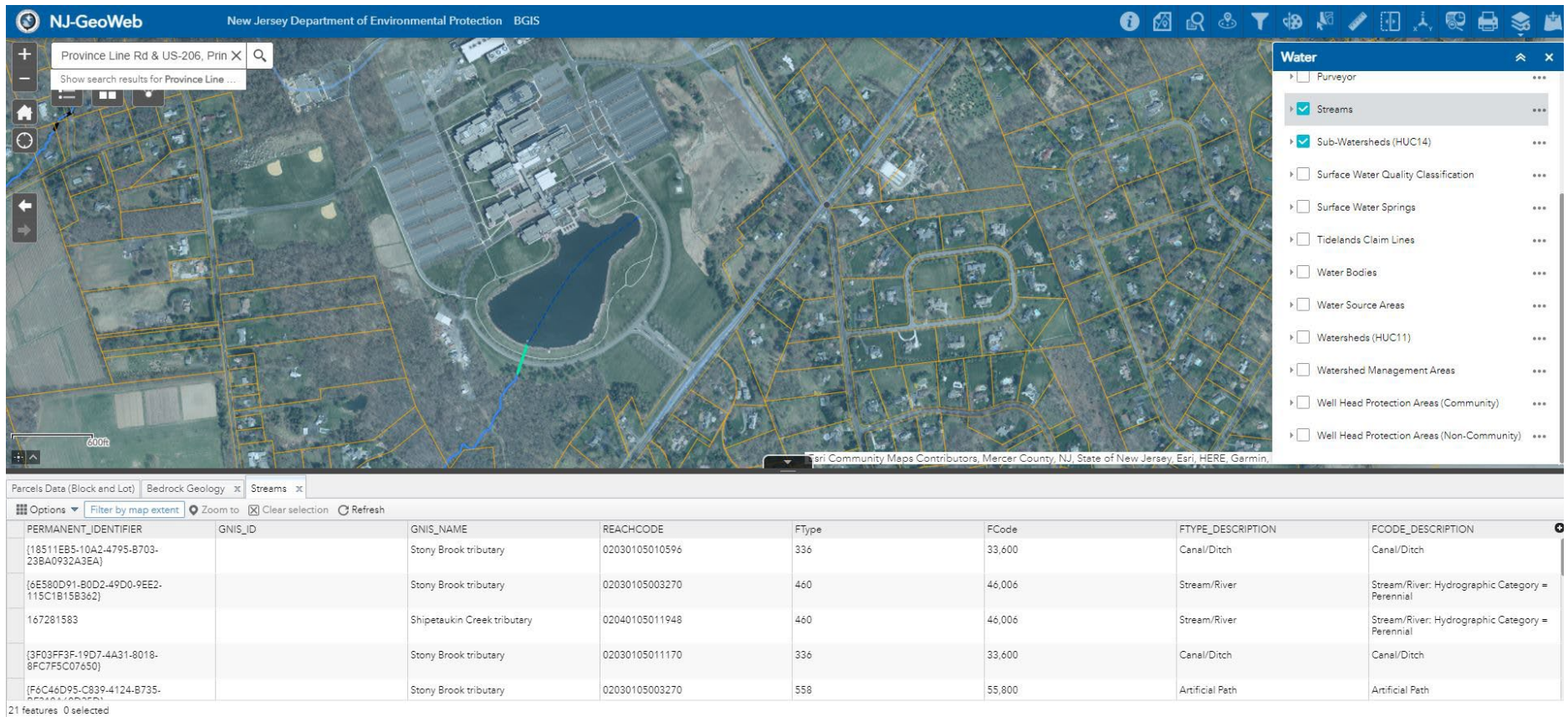


Figure 6: Streams and Watershed Map

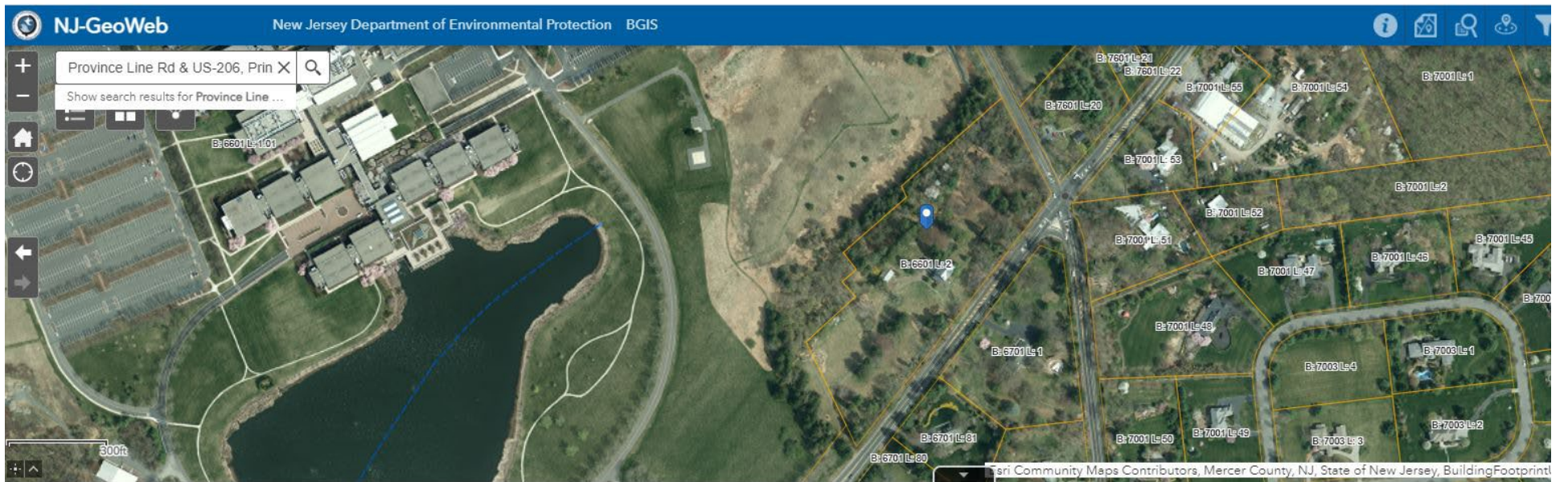


Figure 7: Wetlands Map





Ewing Lawrence Sewerage Authority

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0 100 200 400 Feet



**Figure 9: Sewer Service Map
 Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**

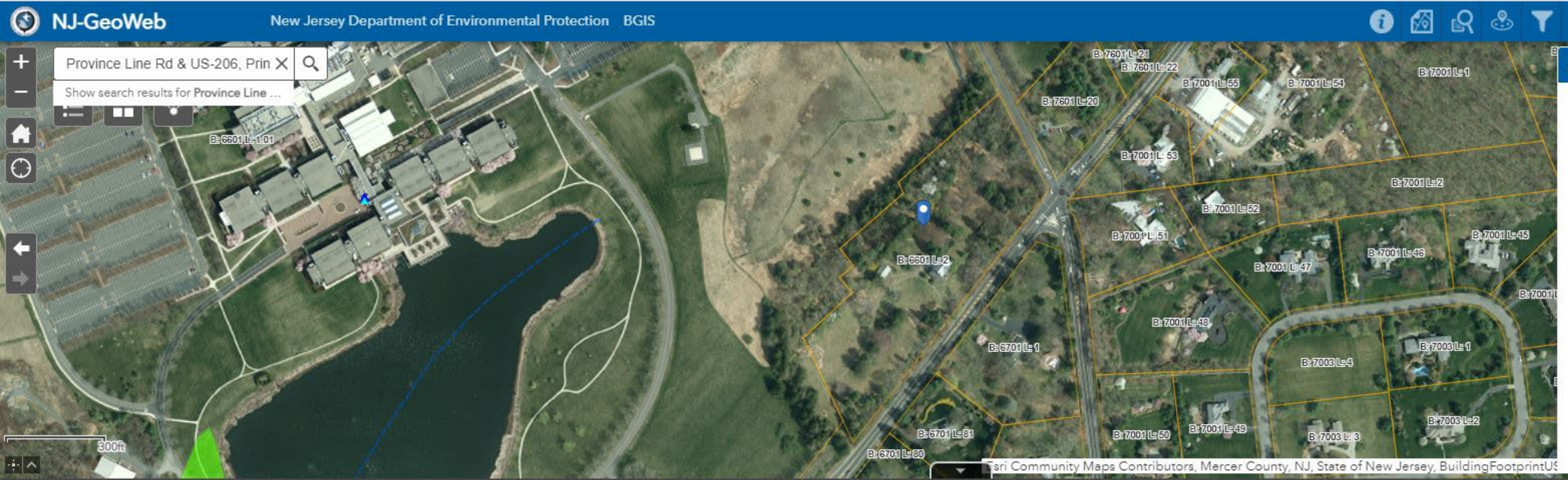
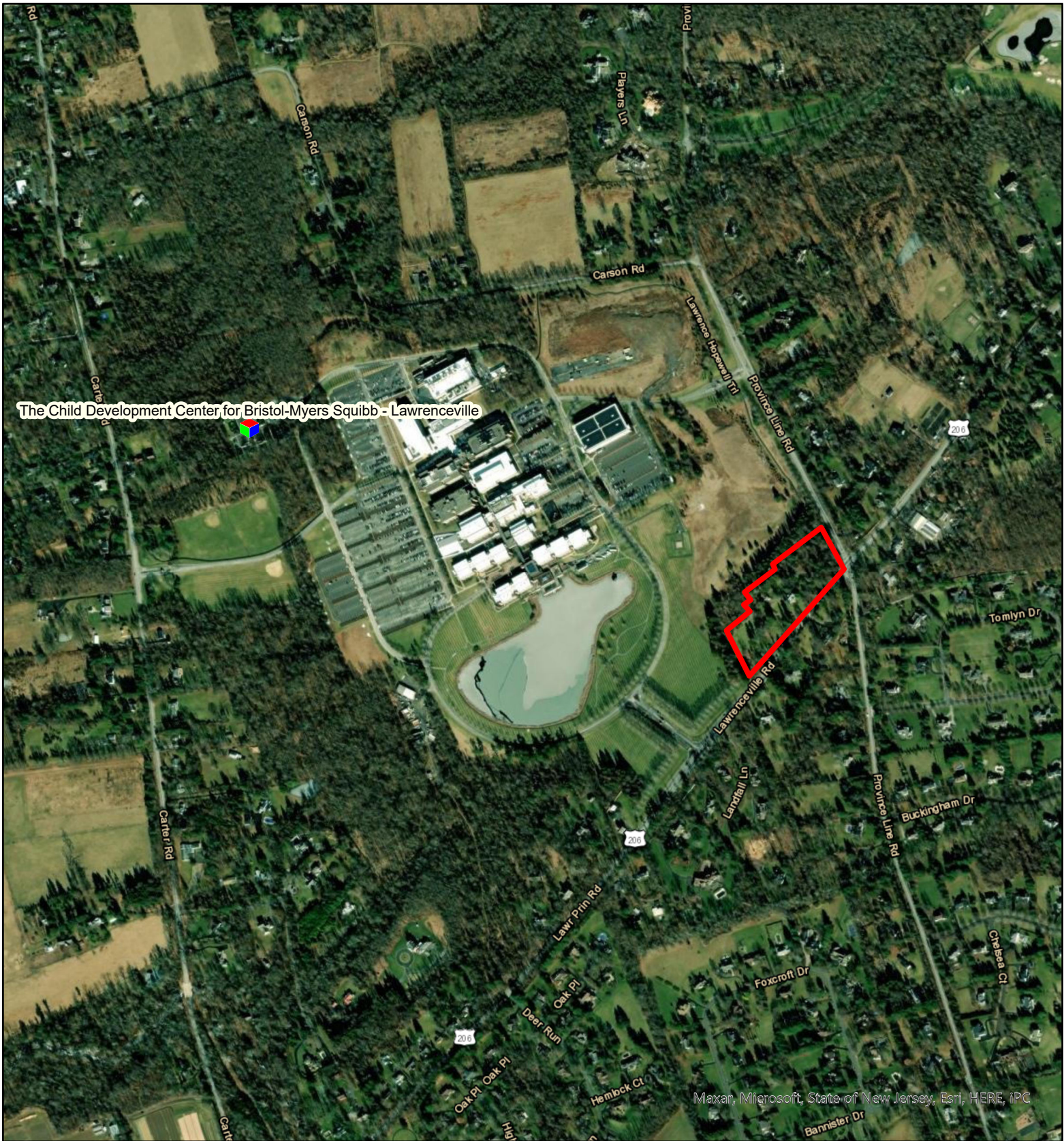


Figure 10: contaminated Sites Map



The Child Development Center for Bristol-Myers Squibb - Lawrenceville

Mexar, Microsoft, State of New Jersey, Esri, HERE, iPC



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0 410 820 1,640 Feet



**Figure 11: Child Care Center
 Map Lawrenceville Road
 Block 6601, Lot 2
 Lawrence Township
 Mercer County**

Prepared by: BKB, 02/02/23
 Source: USGS Topographic Maps, Quadrangle Map
 File Path: G:\Projects\COMG\00001\GIS\Projects\Final\Figure 1 USGS Site Map\Figure 7 Child Care Center.aprx

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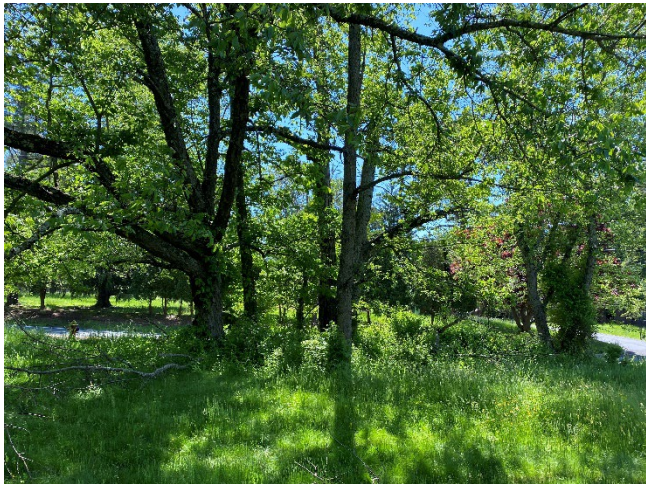
**Appendix 2
Photographs**



View of William Gulick House, at center of property



View of outbuilding west of house



View of front yard toward US Route 206



View of front yard facing southwest



View along US 206 facing northeast



View along US 206 facing southwest



Wooded area on northeast side of site facing Province Line Road



Lawn area at southwest side of site, facing US Route 206