

ENVIRONMENTAL IMPACT ASSESSMENT

December 2025

**999 LOWER FERRY RD, Ewing Township, NJ – Green Acres Grant
Application
Portion of Block 348, Lot 1**

Prepared For

Ewing Township

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RVE Project Number: 0818T432



ENVIRONMENTAL IMPACT ASSESSMENT

As part of the Green Acres funding proposal, each applicant must collect, evaluate, and present pertinent environmental information necessary to ascertain the suitability of the site for the activities proposed. Please review and consider the applicable Landscape Project maps and reports, developed by the DEP's Division of Fish and Wildlife, during the preparation of the environmental assessment. Information about the Landscape Project can be found at www.nj.gov/dep/fgw/ensp/landscape/index.htm or by emailing the Division at www.nj.gov/dep/fgw/contactform.htm.

OUTLINE

1. DESCRIPTION OF THE PROPOSED ACTION

a. Briefly describe the total development project:

Ewing Township proposes to complete the following improvements as part of proposed fully inclusive playground at Ewing Township's Senior and Community Center:

- Construction of a new playground system and sensory play area with all new equipment.
- Construction of 11,514 square foot poured-in-place impervious protective surfacing to support the new playground.
- Construction of an attached picnic area with five (5) Tuffclad picnic tables under an eight (8') by thirty-foot (30') rectangle hip.
- Construction of two (2) Tuffclad six-inch (6'') in-ground benches.

b. State objectives of the project:

The main objective of the project is to improve the park with the installation of a large, upgraded playground area with an attached picnic area and sensory play area. These improvements to the park's recreational facilities will help to promote a healthier lifestyle for the surrounding community, comply with Jake's Laws to create a more inclusive play space, and allow for multiple age groups to use the park for recreational activities. The construction proposed is expected to have a minimal impact on the environment.

c. Fully describe multi-phase projects:

The construction of the improvements is proposed to be completed in one phase.

2. DESCRIPTION OF THE ENVIRONMENT

- Vegetation:** According to the New Jersey Department of Environmental Protection (NJDEP) Division of Fish and Wildlife, the project area is located in the "Piedmont Plains Landscape" region of New Jersey. The project area consists of a playground with wooden much fill and grassy areas. The project area is bordered by grass lawn areas to the north, south, and west. On the east, it is bordered directly by an asphalt walkway and the Ewing Township Senior and Community Center.
- Wildlife:** According to the NJDEP Division of Fish and Wildlife, the project area is located within the "Piedmont Plains" landscape region and there are no species of protected wildlife indicated at, or within 50-feet of, the site.
- Geology, topography and soils:** According to the NJDEP Division of Fish and Wildlife, Ewing Township is located in the southeastern section of the "Piedmont Plains Landscape"

region of New Jersey. It is surrounded by more “Piedmont Plains Landscape” region on its north, east, and south and Pennsylvania to its west.

According to NJDEP’s NJ-GeoWeb, the surficial geology consists of Pennsauken Formation (Tp), and the bedrock geology consists of the Stockton Formation (Trs). Pennsauken Formation are characterized by fine-to-coarse sand, minor silt, and very coarse sand, typically appearing reddish yellow to yellow, and may contain pebble gravel. Typically includes weathered feldspar. The Stockton Formation consists of sandstone, mudstone, silty mudstone, argillaceous siltstone, and shale.

The project area is relatively flat, located at approximately a hundred and twenty-five (125) feet above mean sea level, and is located in southwest portion Block 348, Lot 1 that generally slopes to the west towards Gold Run tributary and Katzenbach School Lake.

According to the United States Department of Agriculture (USDA), Natural Conservation Service, the project area soils consist of “Matapeake loam (MbpB),” 2 to 5 percent slopes. Capacity of the most limiting layer to transmit water is moderately high to high (0.20 to 2.00 in/hr).

Typical Matapeake loam (MbpB) profile:

- Ap - 0 to 8 inches: loam
- AB - 8 to 15 inches: loam
- BA - 15 to 19 inches: loam
- Bt - 19 to 27 inches: clay loam
- BC - 27 to 41 inches: loam
- 2C - 41 to 60 inches: stratified sand to silty clay

- d. Water resources/hydrology:** According to NJDEP’s NJ-GeoWeb, the project area is located over the Stockton Formation (sf) aquifer system, a “C”-ranked aquifer (median yield of 100 to 250 gpm) composed of arkosic sandstone, where ground water is stored and transmitted in fractures. Water is normally fresh, slightly acidic, corrosive and moderately hard. Calcium-bicarbonate type waters dominate. Includes conglomerate facies (sfc) along the northwest margin of basin.

Ewing Township averages approximately 46-48 inches of total precipitation (including rain and snow) snow annually, which drains to the Central Delaware Watershed Management Area, specifically the Central Delaware (Calhoun St to Jacobs Creek) sub watershed.

- e. Historic/archeological resources:** According to NJDEP’s NJ-GeoWeb, the proposed project area is in an historic property labeled as a “Bath House and Day Camp of the Trenton Jewish Community Center”.

- f. Transportation/access to site:** The project area is accessible via:
- An asphalt walkway that extends from Lower Ferry Road
 - Associated parking facilities from the adjacent senior & community center.

- g. Adjacent land uses/description of the surrounding neighborhood:** According to NJDEP’s NJ-GeoWeb and NJPropertyFax, Block 348, Lot 1 has a classification designated as “Class: 15C – Public Property” with its zoning identified as “R-2,” usage classified as “COMMUNITY CENTER,” and owner identified as the “TOWNSHIP OF EWING.” 999

Lower Ferry Road is located in a mixed-use suburban, and commercial area of Ewing Township, surrounded by a mix of commercial buildings and forested land to the north, forested land and single-family residential dwellings to the west and east, and commercial buildings to the south.

3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

- a. **Discuss all affected resources and the significance of each impact:** The new playground area will be impervious and built on the existing playground area. While the boundary for the proposed playground increases in size compared to the existing, the plan will not require tree clearing, thus no natural resources are expected to be impacted.
- b. **Discuss short-term and long-term project impacts:** Short-term impacts to the environment from installing a new playground are not expected since construction will be taking place on a developed, unvegetated portion of land.

Long-term impacts include an increase in usage of the park by children between the ages of two (2) and twelve (12) for recreational purposes is another expected impact. The park is currently underutilized by children because existing playground areas are small and lack amenities. The park will remain open from dawn to dusk as usual.

- c. **Discuss anticipated increase in recreation and overall use of site over time:** The current playground areas are underutilized due to its small size and lack of amenities. The larger, updated playground and picnic area allow for the accommodation of more guests. Once the new playground and associated amenities are installed, recreational use is expected to increase.
- d. **Identify adjacent environmental features that may be affected by the proposal:** There are no adjacent environmental features that will be affected by the proposed park improvements. 999 Lower Ferry Road is located in a mixed-use suburban, and commercial area of Ewing Township, surrounded by a mix of commercial buildings and forested land to the north, a mix of forested land and single-family residential dwellings to the west and east, and commercial buildings to the south.
- e. **List any permits required for project and brief status (i.e., waterfront development):**
 - 1. Mercer County Soil Conservation District Soil Erosion & Sediment Control Permit
- f. **National Heritage Data Request Forms:** The new playground area will be built on an existing playground. The park improvements will not impact on any undisturbed portions of the property and will be constructed on previously developed lands.
- g. **Discuss if/ how the project may be impacted by sea level rise and any related design considerations:** The project area is not expected to be impacted by sea level rise. The project area is relatively flat, located at approximately a hundred and twenty-five (125) feet above mean sea level, and is located in a mixed-use suburban, and commercial area of Ewing Township. The project area is located in an area of Ewing Township that generally slopes to the southwest towards the Delaware river.

According to review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel 34021C0118F, effective 7/20/2016 Township of Ewing, the project area is not located within a flood hazard area.

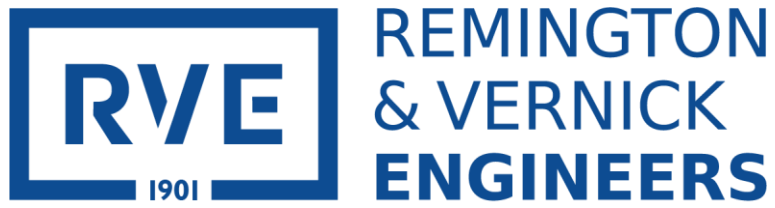
4. ALTERNATIVES TO THE PROPOSED ACTION

- a. **Identify alternate sites:** Roosevelt Park, located in the southernmost portion of Ewing Township, is another park where redevelopment could take place. There are several smaller park properties within Ewing Township where redevelopment could take place; however, there are not many parks in need of playground and amenity upgrades with enough free space to accommodate these features. Additionally, the project area's proximity to Ewing's community pool and Senior & Community Center makes it an ideal location to foster community engagement.
- b. **Discuss alternate levels and types of development:** The alternative for the poured rubber playground surface would be sand, pea gravel, or wood mulch/chips. The asphalt sidewalk could be composed of gravel. Alternatively, a path connecting the playground and the parking lot could have been completely forgone.
- c. **Compare environmental impacts of each alternative:** Installing sand, pea gravel, or wood mulch/chip playground surface would create a more pervious surface to drain stormwater runoff. However, these alternative surfaces would require more maintenance, have less fall protection, or are susceptible to splintering.

Environmentally, the installation of a gravel parking lot would be more conducive to stormwater infiltration but would cost more to maintain due to rutting from turning movements within the drop-off area. The path connecting the playground and parking lot provides a safe walking area for park visitors traveling to the playground from the parking lot.

5. MITIGATING MEASURES

No adverse impacts are anticipated; therefore, no mitigation measures are required for this project. However, operation and maintenance manuals will be produced for this site to ensure that future adverse environmental impacts are avoided or minimized. Additionally, any disturbed areas will be restored as soon as possible and practically.



END OF REPORT