

***The* BOROUGH of HIGHLAND PARK**

Environmental Commission
County of Middlesex, State of New Jersey
P.O. Box 1330
HIGHLAND PARK, NEW JERSEY
TEL. (732) 572-3400 FAX (732) 777-6006

May 5, 2006

To: Jon Carnegie, Chairman, Highland Park Planning Board

From: Michael Rosenberg, Chairman, Highland Park Environmental Commission

Re: Comments on Rezoning Request
YM-YWHA/Water Club Residential Proposed Development
South Adelaide Avenue

The Environmental Commission has reviewed the documents presented with this proposal. In your consideration of creating a new zone for this location, please take under consideration the following concerns:

1. Traffic impact will be a major issue. Traffic at the Route 27/S. Adelaide intersection is already a major problem. Has NJ DOT been consulted regarding the intersection? The intersection may have to be widened or realigned to create turning lanes in each direction.
2. Air pollution impacts from increased vehicular traffic should be considered. This intersection is already considered an air pollution hot spot.
3. Would the proposed new zone extend to other properties along South Adelaide Avenue or River Road?
4. An Environmental Impact Statement will be required since the property is larger than one acre. There may be environmentally sensitive areas on the property that could prevent development in certain areas.
5. Did the YMHA consider any other development alternatives? Consideration should be given to alternatives with lower density and lower height.
6. The applicant needs to submit a tree save plan. How will the applicant compensate the borough for mature trees that are proposed for removal?
7. Potential structural problems associated with the existing Raritan Avenue retaining wall need to be addressed. The stability of the ground above and behind the retaining wall could be a problem and needs to be evaluated by a geotechnical engineer.

8. The increase in stormwater runoff should be quantified. Will there be a stormwater retention basin constructed on the property? Can the Borough's existing storm sewer system handle the volume increase, and what will be the downstream impact on the Raritan River?
9. The steep slopes and associated buffer zones on this property need to be located, identified, and surveyed. Note that compliance with the Highland Park steep slopes ordinance is required.
10. Has there been an archaeological survey conducted for this site to determine the presence or absence of historical artifacts? There is a lot of history associated with this site reportedly including a Revolutionary War encampment.
11. Will the proposed construction have any impact on the various utility easements running along the river?
12. Will there be pedestrian access to the riverfront and natural areas at the base of the slope? Does the residential development include any riverfront walkways or pathways? Note that the base of this property is included in the Raritan River Greenway.