

**89 TWIN RIVERS DRIVE, EAST WINDSOR TOWNSHIP  
HOVIONE LLC  
ENVIRONMENTAL IMPACT STATEMENT**

This document has been prepared in accordance with the requirements of Section 19A-2.11 (Environmental Impact Statement) of the Township of East Windsor Land Use Ordinance. The document analyzes the existing conditions and potential environmental impacts associated with the construction of a proposed warehouse on Block 20.06, Lots 5 and 6 in the Township of East Windsor, Mercer County, New Jersey.

The proposed project consists of the site and building improvements to an existing pharmaceuticals manufacturing facility and consolidation of lots 5 and 6.

This Environmental Impact Statement (EIS) documents environmental resources on the project site, potential impacts to these resources resulting from the proposed development, and mitigation measures to avoid or reduce impacts.

The property is located at 89 Twin Rivers Drive at the southeast corner of the intersection of Daniel Street and Milford Road in East Windsor Township, New Jersey. Lot 5 is 0.6371 acres and lot 6 is 3.469 acres. The consolidated overall site will be approximately 4.11 acres.

**Impact Assessments**

1. Air Quality

The proposed land development and building improvements are not anticipated to have an adverse impact on air quality.

2. Water Quality

The subject property is located within the Millstone River watershed. The Millstone River ultimately drains to the Raritan River. There are no streams located on the project site, but the site drains to the sub-watershed of Rocky Brook offsite. No additional impact to water quality is anticipated as a result of proposed land development and building improvements.

3. Water Supply

Potable water service will be provided by the existing connection to the existing water main along Twin Rivers Drive that is owned and operated by the EWMUA. The existing Fire service connection will

4. Hydrology

The subject property is located within the Millstone River watershed and the Raritan River Basin. The natural hydrology of the property is such that drainage is towards Rocky Brook located off-site.

5. Geology (Subsurface Conditions)

According to the NJDEP's NJ GeoWeb, the subject property is underlain by the Pensauken Formation. The Pensauken Formation is Pliocene in age. It consists of sand, clayey sand, pebble gravel, minor silt, clay, and cobble gravel; yellow, reddish yellow, white. Sand typically includes weathered feldspar.

According to the NJDEP NJ GeoWeb), the site is underlain by the Englishtown bedrock formation, which consists of quartz sand, fine- to coarse-grained and locally interbedded with thin- to thick beds of clay. The site is also underlain with the Englishtown aquifer system.

## 6. Soils and Their Properties and Limitations

The Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey, including information that is useful at the planning level to draw general conclusions about the suitability of a site for certain land uses.

The NRCS Soil Survey indicates the property is underlain by two (2) soil map units which are listed below with its corresponding drainage class and land capability classification:

- GKAWOB-Glassboro and Woodstown sandy loams, 0 to 5 percent slopes  
Drainage Class: Somewhat poorly drained  
Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 2w  
Hydrologic Soil Group: A/D/B  
Hydric soil rating: No
- SacB-Sassafras sandy loams, 2 to 5 percent slopes, Northern coastal plain  
Drainage Class: Well drained  
Land capability classification (irrigated): 2e  
Land capability classification (nonirrigated): 2e  
Hydrologic Soil Group: B  
Hydric soil rating: No

## 7. Sewerage Systems

Modifications to existing sewage systems, alteration of existing drainage system are is not anticipated as part of the proposed land development or building improvements. The previous tenant load is estimated at 18,000 gallons per day diversified. The new construction anticipated load is 43,000 gallons per day diversified.

## 8. Topography

No significant changes to site topography or drainage patterns are proposed as part of the planned site and building improvements.

## 9. Slope

No permanent impacts to steep slopes are anticipated as part of the proposed land development and building improvements.

## 10. Vegetation

The project site contains industrial and residential land, including lawn and landscaped areas at the time of the site survey.]

11. Wild Life

The project site primarily consists of developed land. The use of the parcels comprising the project site has been for industrial pharmaceuticals manufacturing and residential dwelling. There is no adverse impact anticipated to wildlife, and no woodlands will be disturbed by the project.

12. Habitat

The existing site is of limited wildlife habitat value; however, species that may traverse the site include mammals such as Eastern chipmunk, Northern gray squirrel, White-tailed deer, and Eastern cottontail. Common bird species are also expected to occur on the project site.

13. Aquatic Organisms

No impacts to aquatic organisms or habitat are anticipated as part of the proposed land development and building improvements.

14. Noise Characteristics and Levels

Temporary increases to noise levels are anticipated during construction, however noise levels are not anticipated to permanently increase as a result of the proposed land development and building improvements.

15. Demography

The proposed use of the site is not anticipated to impact demographics.

16. Land Use

The existing use is Pharmaceuticals Manufacturing, and the proposed use will remain Pharmaceuticals Manufacturing using solvent based processes.

17. Aesthetics

Proposed site and building improvements maintain existing aesthetics and site character.

18. History and Archeology

No Historical/Archeological impacts are anticipated as part of the proposed development.

19. Surface Drainage (See E.W. Zoning Ordinance, Section 19A-2.11)

No changes to existing surface drainage patterns or topography are proposed as part of land development and building improvements.

20. Climate (Effect Maximum Intensities of Seasonal Winds, Storms, Precipitations, etc.)

No impacts to climate are anticipated as part of the proposed land development and building improvements.

21. Solid Waste Disposal and Collection

A private hauler will provide solid waste and recycling services to dispose of solid waste collected on site.]

22. Transportation: Public, Traffic

No permanent impacts to public transportation are anticipated as part of the proposed land development and building improvements. The proposed use will require 6-8 tractor trailer trips to and from the site each week. Employee Personal vehicles and smaller trucks will also make daily trips to and from the site the exact extent of the impact of daily traffic is not known, because traffic associated with the previous building occupant is not quantified. However traffic associated with the

proposed land development and building improvements are not anticipated to have a negative impact on the surrounding street network.]

23. Community Facilities and Public Services

a. Schools

The proposed development and building improvements will not generate students; therefore, direct impacts to private or public schools are not anticipated.]

b. Recreation & Cultural, Open Space

No impacts or changes to public recreation/cultural facilities or open space are anticipated as part of the proposed development.

c. Police, Fire & Rescue

Impacts are anticipated for police, fire and rescue services for the public safety of employees and training classes.

d. Utility Services (Electricity, Gas, Phone)

Electric service will be provided by the Jersey Central Power & Light Company. A new primary Medium Voltage Service will be provided by JCP&L. The existing electrical service will be increased from a secondary 1500kVA electrical service. The increase to the electrical service is being reviewed by JCP&L. Natural gas service will be provided by Public Service Electric and Gas. The project will require an increase in gas pressure from 1/4# (current) to 5# (new) to support the new facility design. Hovione has already contacted PSE&G for approval. PSE&G has confirmed that 60# gas pressure is available. The project will require PSE&G to provide a new regulator to provide 5# gas pressure to the facility.

24. Environmentally Sensitive Areas (See E.W. Zoning ordinance Section 19A-2.11 (a-e))

No environmentally sensitive areas have been identified on the subject site.

25. Other Items as Deemed Pertinent by Applicant or Planning Board

a. Economic and Fiscal Benefits (i.e., taxes and jobs)

The proposed project will reinforce the local economy by providing tax ratables. The economic and fiscal benefits to the local economy will also be realized during the construction and operational phases of the project. Employees and trainees are expected to contribute to the local economy through procurement of goods and services from the local community, such as food and entertainment.

b. Energy Demands

See section 23d above.

26. Permits and Licenses Required (See E.W. Zoning ordinance Section 19A-2.11)

The following Municipal, County and State approvals and permits are required for the project:

- Township of East Windsor Planning Board for Preliminary and Final Site Plan approval;
- Mercer County Planning Board for Site Plan approval;
- Mercer County Soil Conservation District for Soil Erosion and Sediment Control Plan
- Delaware and Raritan Canal Commission Certificate of Approval
- NJDEP Freshwater Letter of Interpretation