

August 19, 2021

Project Number 003-20-003

Angelo Caputo, Chairman  
Township of Pequannock Planning Board  
530 Newark-Pompton Turnpike  
Pompton Plains, NJ 07444-1799

RE: **Solar Carports for Chilton Medical Center  
Environmental Impact Statement Summary**  
Block 2401, Lots 15 & 16; Block 2402, Lots 1, 2, 3, & 4  
Pequannock Township

Dear: Mr. Caputo:

On behalf of the Applicant, Above Grid Solar Carports 2020, LLC, I am submitting the following Environmental Impact Statement (EIS) Summary in lieu of a more detailed EIS for the above referenced Project. Given the inherently beneficial nature of the solar carport project (Project), the negligible impact to the environment, and the creation of green utility infrastructure, we believe a simplified statement addressing the elements of an EIS would be appropriate and helpful to the Board.

Pursuant to Pequannock Township Municipal Ordinance §144-2 Submission of environmental impact report prior to other approvals, "Prior to preliminary approval of any major subdivision, final approval of any site plan, major or minor, final approval of any minor subdivision, or granting of a variance pursuant to N.J.S.A. 40:55D-70d, the Planning Board or Zoning Board of Adjustment of the Township of Pequannock or the Township Planner may require that an environmental impact report be submitted in conjunction with the application for development as required by N.J.S.A. 40:55D-1 et seq. and in accordance with the standards set forth in this chapter."

This Summary will outline the existing and proposed environmental conditions at the Property in Question (PQ) and how the Project does not adversely impact the health, safety and public welfare for the citizens of Pequannock Township and for the surrounding area. Specifically, inventory of existing environmental conditions at the Project site and in the affected region shall describe air quality; water supply; hydrology; geology; soils and properties thereof, including capabilities and limitations; sewerage systems; topography; slope; vegetation; wildlife; wildlife habitat, food sources, and corridors; aquatic organisms; noise characteristics; history; and archaeology. Air and water quality shall be described with reference to standards promulgated by the Department of Environmental Protection of the State of New Jersey, and soils shall be described with reference to criteria contained in the Morris County Soil Conservation District standards and specifications.

The PQ is located at 97 West Parkway and is also known as Block 2401, Lots 15 & 16; Block 2402, Lots 1, 2, 3, & 4, Pequannock Township, Morris County, NJ. It is presently occupied by a 4-story hospital, outpatient and medical office buildings, and appurtenant parking. The PQ is surrounded by residential development to the north, forested areas to the south, Pequannock Township High School to the east, and commercial nurseries to the west. The Project seeks to install six (6) solar panel arrays (carports),

consisting of foundations, columns, a racking system, solar panels, and an electrical distribution system. These arrays will be placed in parking areas servicing the building. Solar energy captured by the carports will be converted to AC current via column-mounted inverters and wired back to the building's electrical room. Storm water runoff from the carports will be captured by an integral gutter system and conveyed via downspouts to an underground collection manifold ultimately connecting to nearby catch basins. LED lights will be mounted under the carport canopies to provide lighting after dark for parking and security.

Air Quality – The Project generates no exhaust or noxious vapors and does not impact air quality.

Water Quality – The Project does not create or expand vehicular travel surfaces and does not impact surface or subsurface water quality.

Water Supply – The Project generates no water demand and does not impact water supply.

Hydrology – The Project maintains the current hydrologic characteristics and does not impact the site's hydrology.

Geology – The Project does not impact geologic formations due to its shallow footings.

Soils and Properties - The Project will require trenching for storm drainage piping and electrical conduits. Trenching is anticipated to be approximately 2 to 3 feet wide and an anticipated maximum of 4 feet deep. Since the Project disturbs more than 5,000 square feet of soil, a majority of which lies beneath the existing pavement, Morris County Soil Conservation District soil erosion and sediment control measures will be installed and maintained for the full duration of construction activities. Further, trench backfill will be placed and compacted in lifts to provide appropriate structural density to backfill material. Therefore, there will be no impact to existing soils.

Sewerage Systems – The Project generates no sewage and does not impact sewerage systems.

Topography – The Project maintains all current cover types and does not impact topography.

Slope - The Project maintains all current surface grades and does not impact slopes.

Vegetation – The Project will remove some existing landscaping within the parking fields; many of the existing trees and plants are either dead or struggling to survive. The carport canopies will cast shade and divert rainfall which is not conducive to most landscape material therefore a tree planting area is proposed at the northeast corner of the parking field.

Wildlife; Wildlife Habitat; Food Sources, and Corridors - The Project will not impact wildlife to the extent wildlife is present. The Project will not disturb any areas of animal or plant habitat or sources of food for such animals or plants.

Aquatic Organisms – The Project will not disturb any areas of water dependent biota. The capture of stormwater runoff from carport canopies rather than vehicular pavement surfaces will improve storm water quality to receiving water bodies.

Noise Characteristics – The Project does not produce audible noise and does not impact existing ambient noise levels.

History - The Project will not disturb any historic features/sites and will not impact history of the area.

Archeology – The Project will not disturb any previously undisturbed areas and will not impact archeology of the area.

Based on the foregoing, we believe the Project will not negatively impact the area or its environment. Further, solar arrays provide a green, renewable source of power and are recognized as inherently beneficial due to their zero emissions profile and carbon footprint reduction benefits. We respectfully request that the Board accepts this Environmental Impact Statement Summary in lieu of a more detailed and cost-generative EIS.

Please feel free to contact our office directly with any questions or comments at (732) 221-8066 or via email to [jszabo@partneresi.com](mailto:jszabo@partneresi.com).

Very truly yours,

**PARTNER ENGINEERING AND SCIENCE, INC.**



Jeffrey C. Szabo, PE  
Senior Project Manager

JCS/jcs

cc: Joseph Tassone, AG Solar Carport 2020, LLC  
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