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DAVID H. HORNER, P.E.
DEANNA B. DRUMM, P.E., P.T.O.E.
JENNIFER VETTESE, E.I.T.
TRACEY F. JAMERSON

GEORGE S. HORNER, P.E.—Consultant

New Jersey Office
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Medford, NJ 08055
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Fax (609) 654-1111
www.horner-canter.com

March 23, 2005

PLEASE REPLY TO NJ OFFICE

Mr. Kevin Johnson
Cornerstone Equity Group
P.O. Box 1111
Jackson, NJ 08527

**Re: Traffic Engineering Assessment
Stonebridge @ Alloway
Alloway Township, Salem County
HCA File No. 05-056**

Dear Mr. Johnson:

Pursuant to your request, Horner & Canter Associates has prepared a Traffic Engineering Assessment for the proposed residential development to be located along Ballingers Mill Road in Alloway Township, Salem County, New Jersey (Figure 1). The proposal includes the development of 27 single-family dwelling units on Block 36, Lot 4. A single access is proposed along Ballingers Mill Road.

In order to complete the traffic assessment, the following tasks were completed:

- A site inspection and inventory of existing roadway features, adjacent land uses, driveways, travel lanes, traffic control devices, and anything that may affect the flow of traffic
- The review and analysis of traffic volume counts made by this firm
- A determination of the anticipated site traffic
- An analysis of the existing and future operating conditions of the study locations

Existing Conditions

The site has frontage along **Ballingers Mill Road**, a rural local roadway, with several vertical and horizontal curves in its alignment to the east of the subject site. Ballingers Mill Road extends from Daretown Road (CR 635) westerly to Newkirk Station Road. Ballingers Mill Road is a two-lane roadway approximately 20 feet wide with a statutory speed limit of 50 MPH. Ballingers Mill Road is STOP-sign controlled at its respective intersection with CR 635 and Newkirk Station Road.

During March of 2005, traffic count data was collected along Ballingers Mill Road and at area intersections. Manual turning movement measurements were conducted at the following intersections during the typical commuter peak periods (7:00-9:00 AM; 4:00-6:00 PM).

- Ballingers Mill Road and Newkirk Station Road
- Ballingers Mill Road and County Route 635

To supplement the manual counts, an Automatic Traffic Recorder (ATR) measured hourly and daily traffic along Ballingers Mill Road. Based upon the collected traffic data, Ballingers Mill Road carries, on average, 35 daily vehicles and less than 5 vehicles during the typical commuter peak hours. Existing peak hour intersection volumes are shown in Figure 2. Detailed traffic data is attached for reference.

Trip Generation

In order to estimate the amount of trips that the proposed residential development will generate, the Institute of Transportation Engineers' *Trip Generation*, 2003, publication was utilized. The ITE publication has been recognized as the primary source for estimating the number of trips that a development will generate.

Table 1 shows the number of trips that will be generated by the proposed residential development.

Table 1 Site Trips*			
	<i>In</i>	<i>Out</i>	<i>Total</i>
AM Peak Hour	7	21	28
PM Peak Hour	21	12	33
Daily Volume	156	156	312

*A trip is a one-way traffic movement (i.e. a vehicle entering the site counts as one "trip"; as the vehicle leaves the site it counts as a separate "trip").

Traffic Distribution

In order to analyze the impact of the site-generated traffic, these trips must be distributed to the adjoining roadway system in a manner in which we can reasonably expect the residents to travel. The new trips were distributed based on the existing pattern of work trips made by residents of Alloway Township, as determined in the latest census information.

Based on this analysis, the peak hour trips were distributed as shown in Table 2; and assigned to the adjoining roadways and intersections as shown in Figure 3, Site Traffic.

**Table 2
Trip Distribution**

<i>Direction</i>	<i>Percentage</i>
To/from East	40%
To/from North	35%
To/from South	<u>25%</u>
Total	100%

Future Conditions

In order to assess the operating conditions at the area intersections and the site access along Ballingers Mill Road, future traffic volumes were projected.

The NJDOT has studied growth patterns and growth projections along the State's roadway network, and has issued an *Annual Background Growth Rate Table*, June 2002, to be used in estimating traffic growth in traffic impact studies. For Salem County in this area, the NJDOT predicts a 1.4% annual traffic growth, which would account for all known and anticipated development growth.

As a result, we are able to forecast the "existing" volumes for 2006. Adding our site-generated traffic to these volumes creates our Build volumes, which are shown for the peak hours in Figure 4, Future Traffic.

Capacity analyses for the Build conditions were completed utilizing the McTrans, *Highway Capacity Software* (HCS), Release 4.1.d. The results of the analyses for the AM and PM peak hour have been attached, for your reference. The capacity results of each are discussed below.

> Ballingers Mill Road

The analyses show that under Build conditions, Ballingers Mill Road will function at an overall LOS A at less than 2% saturation during the studied peak hours. The details are as follows for the AM/PM peak hours:

	AM	PM
LOS	A	A
%-Time following	29.4	30.2
v/c ratio	0.01	0.02

We would strongly recommend that the Township review the need for providing additional signage to guide motorists through the horizontal curves along Ballingers Mill Road.

➤ **Ballingers Mill Road and Newkirk Station Road**

Ballingers Mill Road is STOP-sign controlled at its intersection with Newkirk Station Road. Under Build conditions, the left turn from Newkirk Station Road will operate at an LOS A during the studied peak hours. The turning movements from Ballingers Mill Road are also anticipated to operate at an excellent LOS A.

➤ **Ballingers Mill Road and Daretown Road**

The T-shaped intersection of County Route 635 and Ballingers Mill Road is stop controlled along the Ballingers Mill Road approach. Under Build conditions, the northbound left-turn movement from County Route 635 will operate at an excellent LOS A for both studied peak hours. The turning movements from Ballingers Mill Road are predicted to operate at the highest quality LOS A.

➤ **Ballingers Mill Road and Site Access**

At the access point for the proposed residential development, entering and exiting movements are expected to operate at an excellent LOS A.

A field reconnaissance shows that there is a vertical crest along Ballingers Mill Road to the east of the site. From the proposed location of the site access, the available sight distance is over 700 feet, exceeding the minimum sight distance standards.

RSIS Analysis

The site plans prepared by WJM Engineering last dated 3/15/05 were reviewed to determine their conformance with the Residential Site Improvement Standards (RSIS). Generally, the roadways within the development are 28 feet wide within a 50-foot-wide right-of-way. The 28-foot-wide cartway will provide for a 7-foot-wide parking lane and a 21-foot-wide travel lane.

Independence Way, which serves as the access road from Ballingers Mill Road, is a divided roadway up to and including the driveway to Lot 4.03. An 18-foot cartway on either side of the 10-foot-wide median is proposed. Heritage Court has a 45-foot radius cul-de-sac at its terminus.

With regard to cartway width and right-of-way, the proposed dimensions meet RSIS. The divided boulevard meets RSIS for providing two means of access for a development with a projected ADT (average daily traffic) exceeding 250 vehicles. The divided boulevard is only required to extend to where the projected ADT will be less than 250 vehicles, using the RSIS Table 4.1 rates. For single-family homes, RSIS projects a 10.1 rate per dwelling unit, for a total

Mr. Kevin Johnson
Page 5 of 5
March 23, 2005

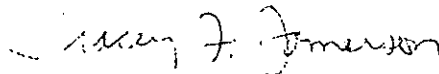
of 273 vehicles. Since 24 units is the maximum number of homes that can be serviced by one means of egress, the divided access only needs to extend to the first three homes.

Conclusions

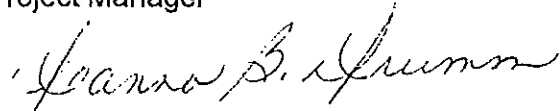
Based on the above analysis, it is our professional opinion that the proposed single-family residential development can be constructed without creating any adverse effects to the adjacent roadway network. This conclusion is reached since the highest quality of flow (i.e. LOS A) will be present at the studied intersections when the Stonebridge @ Alloway residential subdivision is fully constructed. Regarding the internal roadway geometrics, the cartway width, cul-de-sac radii, right-of-way width, and the need for a divided entrance meets the RSIS requirements.

Should you have any questions or need any additional information, please do not hesitate to contact our office.

Very truly yours,



Tracey F. Jamerson
Project Manager



Deanna B. Drumm, P.T.O.E.
Professional Engineer
NJ Lic. No. GE41619

DBD/mmb
05-056

Enc.

cc: Walter J. Hopkin, P.E.

October 18, 2006

Lisa Carll
Cumberland-Salem Conservation District
1516 Route 77
P.O. Box 68
Deerfield, NJ 08313

**Re: Transfer of NJPDES Permit
Stonebridge at Alloway
Alloway Township, Salem County, NJ**

Dear Ms. Carll:

Thank you for taking the time to speak with me today. As discussed, an NJPDES permit was issued for the Stonebridge at Alloway property to Brian Williams on July 5, 2005. Heritage Building Group, Inc. has recently purchased this project, and we would like to transfer the NJPDES permit.

The following items are included with this correspondence:

- One (1) copy of the Request for Authorization (RFA) Form
- One (1) copy of the Authorization to Discharge Stormwater issued to Brian Williams

Please let me know if you need any additional information to process this request to transfer the permit. I can be reached directly at (215) 491-7945 or nseidel@heritagebuildinggroup.com.

Thank you,
Heritage Building Group, Inc.



Nina Seidel
Approvals Manager

ns/encl

cc: Jason Lang, Vice President – Land Division, HBG
Chris Hannan, Land Development Construction Assistant, HBG

FOR DISTRICT USE ONLY

SCD Name: _____
SCD RFA # _____
FEE Paid: _____
Check # _____
Voucher # _____
Date RFA Rec'd: _____
RFA Cert. Date: _____
Ch. 251 App. # _____

N.J. Department of Environmental Protection
Bureau of Nonpoint Pollution Control
in cooperation with the
N.J. Department of Agriculture
State Soil Conservation Committee
and Soil Conservation Districts



Request for Authorization (RFA) Form

NJPDES General Permit No. NJG0088323

Stormwater Discharge Associated with Construction and Mining Activity

Please follow all instructions carefully. Omissions may delay your permit authorization request. **SIGN AND DATE** where indicated on page 3. **PRINT OR TYPE** all information. Submit the completed RFA to the appropriate Soil Conservation District office listed on page 4. Attach additional sheets as necessary.

1. Location of Project or Facility

A. Project or Facility Name Stonebridge at Alloway
B. Street Address w/number (No PO Box #'s) Ballingers Mill Road
C. Municipality Alloway Township D. County Salem County
E. Block Number 36 F. Lot Number 4
G. ZIP Code _____ H. Contact Person Nina Seidel
I. Telephone Number (215) 491-7945 J. Fax Number (215) 491-7950

2. Owner(s) of Project or Facility

A. Name Heritage - Stonebridge, L.P.
B. Permanent Legal Address 2500 York Road
C. City or Town Jamison D. State PA E. ZIP Code 18929
F. Contact Person Nina Seidel
G. Telephone Number (215) 491-7945 H. Fax Number (215) 491-7950
I. Parent Company _____ Telephone Number () _____
Mailing Address _____ Fax Number () _____
City or Town _____ State _____ ZIP Code _____

Request for Authorization (RFA) Form
NJPDES General Permit No. NJG0088323
Stormwater Discharge Associated with Construction and Mining Activity

3. Operating Entity *

A. Name same as owner
B. Permanent Legal Address _____
C. City or Town _____ D. State _____ E. ZIP Code _____
F. Contact Person _____
G. Telephone Number () _____ H. Fax Number () _____
I. Parent Company _____ Telephone Number () _____
Mailing Address _____ Fax Number () _____
City or Town _____ State _____ ZIP Code _____

*Note - The Operating Entity has operational control over site specifications or over those daily activities necessary to ensure compliance with permit conditions.

4. Description of Current and Proposed Land Use

A. Proposed Use (check the applicable category(ies))
(1) Residential Dwelling: Single Family Multi Family
(2) Commercial Facility (3) Industrial Facility (4) Mining or Quarry
(5) Public School, Religious or Charitable Institution
(6) Other (Specify) _____
B. Area of Disturbance (acres) 30.5 acres
C. Describe the current land use and general nature of disturbance activity
vacant
D. Stormwater discharges to Alloway Creek / Hope Creek watershed.
Major Water Body: Alloway Creek

5. Coordinates of Center of Site in State Plane Coordinates or Decimal Degrees (select one):

X; (Latitude) 271,048.8895 Y; (Longitude) 244,543.1353

6. Attachments

A. \$300.00 Fee - Payable to "Treasurer - State of New Jersey"

(Circle payment type and enter document number below)

Check No. _____ Voucher No. _____

N/A - Fee already paid, request to transfer permit to Heritage

For information contact the local Soil Conservation District (see page 4) (see attached letter)



**RFA Certification
Construction General Permit
NJPDES General Permit No. NJG0088323**



"I certify under penalty of law that this Request for Authorization and all attached documents were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. As far as I know, none of the stormwater discharges for which this Request for Authorization is submitted are excluded from authorization by part I.A.2, A.3 or B of NJPDES Permit No. NJG0088323.

"I am aware that pursuant to the Water Pollution Control Act (see N.J.S.A. 58:10A-10f(2) and (3)), there are significant civil and criminal penalties for making a false statement, representation or certification in any application, record, or other document filed or required to be maintained under that Act, including fines and/or imprisonment."

WHO MUST SIGN?

FOR A CORPORATION: a "responsible corporate officer" or duly authorized representative. A "responsible corporate officer" is (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or (ii) the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

FOR A PARTNERSHIP OR SOLE PROPRIETORSHIP: a general partner or the proprietor, respectively, or duly authorized representative.

FOR A MUNICIPALITY, STATE, FEDERAL OR OTHER PUBLIC AGENCY: either a principal executive officer or ranking elected official, or duly authorized representative.

A "responsible corporate officer", general partner, proprietor, principal executive officer of a public agency, or ranking elected official may assign his or her signatory authority for this Certification to a duly authorized representative, which is a named person or generic position having overall responsibility for facility operation or the permittee's environmental matters, by submitting a letter to the Soil Conservation District (see page 4) stating said authority and naming the person or position.

Facility Name: Stonebridge at Alloway
(print)

HERITAGE BUILDING GROUP, INC

(print, if applicable, name of corporation, partnership, or public agency submitting this certification)

Jason L. Lang, V.P.
(signature)

10/20/06
(date)

Jason L. Lang
(print name)

SOIL CONSERVATION DISTRICTS IN NEW JERSEY

<u>Bergen County</u>	700 Kinderkamack Road, Ste. 106 Oradell 07649, 201-261-4407
<u>Burlington County</u>	Tiffany Square, Suite 100, 2615 Route 38 - RD 2, Mount Holly, NJ 08060, (609) 267-7410
<u>Camden County</u>	403 Commerce Lane, Suite 1, West Berlin, NJ 08091, (609) 767-6299
<u>Cape-Atlantic</u>	Atlantic County Office Bldg., 6260 Old Harding Highway, Mays Landing, NJ 08330, (609) 625-3144
<u>Cumberland County</u>	PO Box 144, Route 77, Deerfield, NJ 08313, (609) 451-2422
<u>Freehold (Middlesex & Monmouth Counties)</u>	211 Freehold Road, Manalapan, NJ 07726, (732) 446-2300
<u>Gloucester County</u>	Kandle Center, 72 East Holly Avenue, Pitman, NJ 08071, (609) 589-5250
<u>Hudson, Essex, & Passaic</u>	15 Bloomfield Avenue, North Caldwell, NJ 07006, (973) 364-0786
<u>Hunterdon County</u>	Community Services Annex, 8 Gauntt Place, Flemington, NJ 08822, (908) 788-1397
<u>Mercer County</u>	508 Hughes Drive, Hamilton Square, NJ 08690, (609) 586-9603
<u>Morris County</u>	Morris County Courthouse, PO Box 900, Morristown, NJ 07960, (973) 285-2953
<u>Ocean County</u>	714 Lacey Road, Forked River, NJ 08731, (609) 971-7002
<u>Salem County</u>	PO Box 168, Deerfield, NJ 08313, (609) 769-1124
<u>Somerset-Union</u>	Somerset County 4-H Center, 308 Milltown Road, Bridgewater, NJ 08807, (908) 526-2701
<u>Sussex County</u>	186 Halsey, Suite 2, Newton, NJ 07860, (973) 579-5074
<u>Warren County</u>	224 Stiger Street, Hackettstown, NJ 07840, (908) 852-2579

**STATE SOIL CONSERVATION COMMITTEE
NEW JERSEY DEPARTMENT OF AGRICULTURE
PO BOX 330 TRENTON, NJ 08625 (609) 292-5540**

AUTHORIZATION TO DISCHARGE STORMWATER

*001-055-1021
Permit Management*



N.J. Department of Environmental Protection
Bureau of Nonpoint Pollution Control
in cooperation with the
N.J. Department of Agriculture
State Soil Conservation Committee
and Soil Conservation Districts



NJPDES General Permit No. NJG0088323
Stormwater Discharge Associated with Construction Activity

Ch. 251 App. No. 05-61 SCD RFA # 17-01-05-143

1. Project or Facility Name and Address (add State Plane Coordinates if available):
Stonebridge at Alloway
Ballingers Mill Road
Alloway Township

2. Permittee Name and Address:
Brian Williams
372 Newkirk Station Road
Elmer, NJ 08318

3. Owner Name and Address:
same as permittee

4. Proposed Land Use (check the appropriate category(ies)):
 (A) Residential Dwelling: Single Family Multi-Family
 (B) Commercial Facility (C) Industrial Facility (D) Mining or Quarry
 (E) Public School, Religious or Charitable Institution (F) Other (Specify) _____

Effective Date 7/5/05 **Expiration Date** 1/5/09

Your Request for Authorization under NJPDES General Permit No. NJG0088323 has been certified in accordance with the provisions of N.J.A.C. 7:14A and the New Jersey Stormwater Permitting Program in coordination with the New Jersey Department of Agriculture, the State Soil Conservation Committee and the Soil Conservation District.

Barry Chalofsky
 Barry Chalofsky, P.P., Chief
 Bureau of Nonpoint Pollution Control
 New Jersey Department of Environmental Protection

CERTIFIED BY:
Donald H. [Signature] 7/5/05
 Signature Date

Treasurer _____
 Title
Cumberland-Salem
Soil Conservation District

FOR DISTRICT USE ONLY

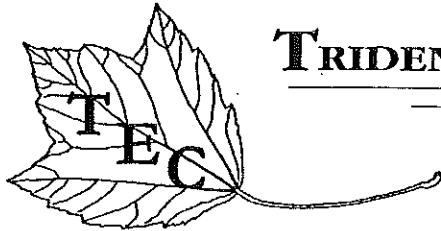
NJ Natural Resources Conservation Program

Expiration of Authorization to Discharge Stormwater

Reason for Expiration:

- Project Completed (Final Report of Compliance Issued)
- Application Withdrawn by Applicant
- Application Denied by District or SSCC
- Project SESC Plan Certification Expired

Date of Expiration _____
 Authorized by _____
District Official



TRIDENT ENVIRONMENTAL CONSULTANTS

T1017.001
February 16, 2005

Mr. Kevin Johnson
Cornerstone Equity
630 Herman Road
Jackson, NJ 08527

**Re: Ballingers Mill Road
Alloway Township, Salem County, NJ**

Dear Mr. Johnson,

As per your request, our office has inspected the aforementioned property for wetlands and environmental constraints due to the proximity of wetlands. No property boundaries were found, only estimated. Based upon a review of the New Jersey Quarter Quadrangle Wetland Location map and subsequent site inspection, the site does not contain wetlands and/or wetland buffers.

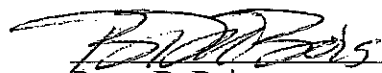
The site is bounded by Ballingers Mill Road on the northern property line with approximately three hundred seventy four (374) feet of frontage. Existing upland vegetation consists of an overstory of red maple (*Acer rubrum*) and black cherry (*Prunus serotina*), red mulberry (*Morus rubra*), tulip poplar (*Liriodendron tulipifera*), eastern red cedar (*Juniperus virginiana*). The Understory is composed mainly of canopy species and common greenbriar (*Smilax rotundifolia*). This vegetation assemblage is consistent with uplands classification.

The Salem County Soil Survey identifies Sassafras Sand (SrB) as the representative soil type on-site, which is a potential upland soil. Several soil borings performed on the property to a minimum depth of forty (40) inches revealed no soil mottling, which would be indicative of an estimated seasonally high water table.

Due to the fact that the site is not influenced by hydric soils, the site does not fall into the Freshwater wetland jurisdiction.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,


Bryon DuBois
Professional Wetland Scientist

BD/lar
Doc: U:/L:02T1017CEKJ001



State of New Jersey

Department of Environmental Protection

LAND USE REGULATION PROGRAM

PO BOX 439

TRENTON, NJ 08625-0439

(609) 292-8115 (Fax)

www.state.nj.us/dep/landuse

Richard J. Codey
Acting Governor

Bradley M. Lanza
Commissioner

AUG 15 2005

Brian DuBois
Trident Environmental
1658 Route 9
Toms River, NJ 08755

RE: Letter of Interpretation: Presence/Absence Determination
File No.: 1701-05-0001.1 (FWW 050001)
Applicant: Cornerstone Equity Group, LLC
Block: 36; Lot: 4
Alloway Township, Salem County

Dear Mr. DuBois:

This letter is in response to your request for a Letter of Interpretation from the Land Use Regulation Program indicating the presence or absence of freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Land Use Regulation Program is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by the staff of the Program on July 13, 2005 & August 12, 2005, the Land Use Regulation Program has determined that freshwater wetlands, and waters, are not present on the referenced property. In addition, the Department has determined that no part of the above referenced property occurs within a transition area or buffer as designated in N.J.A.C. 7:7A-2.5(d) and (e).

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter. This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have been conducted on this site. This determination does not affect your responsibility to obtain any State, Federal, county, or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request may include a completed copy of the Administrative Hearing Request Checklist.

Please contact Brett Kosowski of our staff at (609) 292-1235 should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,



for David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Municipal Clerk
Municipal Construction Official

Stonebridge

Date: 6/9/2006

DWJ

Performed by: Don Brickner

Method: hand auger

Surroundings: Agricultural field

Surface		
12"	Brown (10YR 5/3) silt loam; subangular blocky structure; friable	
34"	Light yellowish-brown (10YR 6/4) silt loam; few medium, faint, yellowish-brown (10YR 5/6) mottles; subangular blocky structure; friable	
45"	Variegated yellowish-brown (10YR 5/6) and pale brown (10YR 6/3) silt loam; subangular blocky structure; friable	
58"	Yellowish-brown (10YR 5/6) loamy sand; massive structure; very friable; 10% fine rounded quartzose gravel	
81"	Yellowish-brown (10YR 5/6) sand; single grain; loose; few distinct very pale brown (10YR 7/3) striations	
96"	Dark yellowish-brown (10YR 4/6) loamy sand; weak subangular blocky structure; friable	
106"	Yellowish-brown (10YR 5/6) loamy sand; weak subangular blocky structure; friable	SHWT
116"	Variegated light gray (10YR 7/2) and brownish-yellow (10YR 6/6) loamy sand; weak subangular blocky structure; friable	Seasonal High Water Table: 106 inches below existing grade
124"+	Brownish-yellow (10YR 6/6) loamy sand; weak subangular blocky structure; friable	Ground Water: 120 inches below existing grade

MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. SUITE 100 510 HERON DRIVE SWEDESBORO N.J. 08085	Stonebridge at Alloway Block 36, Lot 4 Township of Alloway, Salem County, New Jersey	SOIL LOG SB-1 Job No: HBG 033.01
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Date: 6/9/2006

Performed by: Don Brickner *DWB*

Method: hand auger

Surroundings: Agricultural field

Surface

13"

Grayish-brown (10YR 5/2) silt loam;
subangular blocky structure; friable

19"

Yellowish-brown (10YR 5/4)
silt loam; subangular blocky
structure; friable

28"

Light yellowish-brown (10YR 6/4) silt
loam; subangular blocky structure;
friable; 10% fine rounded quartzose
gravel

40"

Yellowish-brown (10YR 5/6) sand;
single grain; loose

47"

Yellowish-brown (10YR 5/6) sandy
loam; subangular blocky structure;
friable; 20% fine to medium rounded
quartzose gravel

66"

Brownish-yellow (10YR 6/8) clay;
angular blocky structure; plastic

78"

Variegated brownish-yellow
(10YR 6/6), strong brown
(7.5YR 5/6), and light gray (10YR 7/2)
clay; angular blocky structure; plastic

See sheet 2 of 2 for continuation

**MARATHON ENGINEERING &
ENVIRONMENTAL SERVICES, INC.**
SUITE 100
510 HERON DRIVE
SWEDESBORO N.J. 08085

Stonebridge at Alloway
Block 36, Lot 4
Township of Alloway,
Salem County, New Jersey

SOIL LOG
SB-2
(Sheet 1 of 2)

Job No: HBG 033.01

Date: 6/9/2006
 Performed by: Don Brickner *DB*
 Method: hand auger
 Surroundings: Agricultural field

SB-2 continued

84"	Yellowish-brown (10YR 5/6) sand; single grain; loose
88"	Variegated brownish-yellow (10YR 6/6), strong brown (7.5YR 5/6), and light gray (10YR 7/2) clay; angular blocky structure; plastic
93"	Yellowish-brown (10YR 5/6) sand; single grain; loose
106"	Light gray (10YR 7/2) sand; single grain; loose; common thin clay bands
150"+	Alternating layers of (1) variegated brownish-yellow (10YR 6/6) and light gray (10YR 7/2) sand; single grain; loose; (2) variegated brownish-yellow (10YR 6/6), strong brown (10YR 5/6), and light gray (10YR 7/2) clay; angular blocky structure; plastic; and (3) yellowish-brown (10YR 5/6) loamy sand; weak subangular blocky structure; friable

Seasonal High Water Table:
 = or >93 in. below existing grade

Ground Water:
 >150 inches below existing grade

**MARATHON ENGINEERING &
 ENVIRONMENTAL SERVICES, INC.**
 SUITE 100
 510 HERON DRIVE
 SWEDESBORO N.J. 08085

Stonebridge at Alloway
 Block 36, Lot 4
 Township of Alloway,
 Salem County, New Jersey

SOIL LOG
 SB-2
 (Sheet 2 of 2)
 Job No: HBG 033.01

Surface

Date: 6/9/2006

DWB

Performed by: Don Brickner

Method: hand auger

Surroundings: Agricultural field

13"

Grayish-brown (10YR 5/2) silt loam; subangular blocky structure; friable

25"

Light brownish-gray (2.5Y 6/2) silt loam; subangular blocky structure; friable

Perched water table

50"

Gray (10YR 6/1) silty clay loam; common fine, distinct, yellowish-brown (10YR 5/6) mottles; subangular blocky structure; friable

56"

Pale brown (10YR 6/3) loamy sand; common fine, faint, yellowish-brown (10YR 5/6) mottles; granular structure; friable

60"

Yellowish-brown (10YR 5/6) sandy loam; granular structure; friable

81"

Yellowish-brown (10YR 5/6) clay; common medium, distinct, light brownish-gray (10YR 6/2) mottles; angular blocky structure; plastic

103"

Yellowish-brown (10YR 5/6) sand; single grain; loose

SHWT

120"+

Variegated brownish-yellow (10YR 6/6), yellowish-brown (10YR 5/6), and yellow (10YR 7/6) sand; common medium, distinct, brown (7.5YR 4/4) mottles; single grain; loose; common thin clay bands

Perched Water Table:
25 inches below existing grade

Seasonal High Water Table:
103 inches below existing grade

Ground Water:
113 inches below existing grade

**MARATHON ENGINEERING &
ENVIRONMENTAL SERVICES, INC.**
SUITE 100
510 HERON DRIVE
SWEDESBORO N.J. 08085

Stonebridge at Alloway
Block 36, Lot 4

Township of Alloway,
Salem County, New Jersey

SOIL LOG
SB-3

Job No: HBG 033.01

Surface

Date: 6/9/2006

DNB

Performed by: Don Brickner

Method: hand auger

Surroundings: Agricultural field

10"

Brown (10YR 4/3) silt loam; subangular blocky structure; friable

31"

Yellowish-brown (10YR 5/4) silt loam; subangular blocky structure; friable

37"

Variegated brownish-yellow (10YR 6/6), very pale brown (10YR 7/4), and yellowish-brown (10YR 5/6) sand; single grain; loose

50"

Very pale brown (10YR 7/3) fine sand; single grain; loose

85"

Variegated very pale brown (10YR 7/4) and pink (5YR 7/4) fine sand; single grain; loose

89"

Variegated very pale brown (10YR 7/3) and yellow (10YR 7/6) fine sand; single grain; loose

97"

Brownish-yellow (10YR 6/6) fine sand; single grain; loose

102"

Yellowish-brown (10YR 5/6) loamy sand; weak subangular blocky structure; friable

108"

Very pale brown (10YR 7/3) fine sand; single grain; loose

120"+

Yellowish-brown (10YR 5/6) loamy sand; weak subangular blocky structure; friable

Seasonal High Water Table:
>120 inches below existing grade

Ground Water:
>120 inches below existing grade

**MARATHON ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
SUITE 100
510 HERON DRIVE
SWEDESORO N.J. 08085**

Stonebridge at Alloway
Block 36, Lot 4

Township of Alloway,
Salem County, New Jersey

**SOIL LOG
SB-4**

Job No: HBG 033.01

Surface		Date: 6/9/2006 DWB
10"	Grayish-brown (10YR 5/2) silt loam; subangular blocky structure; friable	Performed by: Don Brickner Method: hand auger Surroundings: Agricultural field
16"	Light yellowish-brown (2.5Y 6/4) silt loam; subangular blocky structure; friable	Perched water table
32"	Light brownish-gray (10YR 6/2) silt loam; common fine, distinct, yellowish-brown (10YR 5/6) mottles; subangular blocky structure; friable	
66"	Brownish-yellow (10YR 6/6) clay; common coarse, distinct, gray (10YR 6/1) mottles; angular blocky structure; plastic	
72"	Variegated gray (10YR 6/1) and brown (7.5YR 5/2) clay; angular blocky structure; plastic	
85"	Yellowish-brown (10YR 5/6) loamy sand; granular structure; friable	
101"	Dark reddish-brown (5YR 3/2) clay; angular blocky structure; plastic	SHWT
105"	Light yellowish-brown (10YR 6/4) sand; common medium, distinct, brown (7.5YR 5/2) mottles; single grain; loose; saturated	Perched Water Table: 16 inches below existing grade
120"+	Brownish-yellow (10YR 6/6) clay; common fine, distinct, brown (10YR 5/3) mottles; angular blocky structure; plastic	Seasonal High Water Table: 101 inches below existing grade Ground Water: 101 inches below existing grade

MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC. SUITE 100 510 HERON DRIVE SWEDESBORO N.J. 08085	Stonebridge at Alloway Block 36, Lot 4 Township of Alloway, Salem County, New Jersey	SOIL LOG SB-5 Job No: HBG 033.01
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Surface

Date: 6/9/2006

WJ

Performed by: Don Brickner

Method: hand auger

Surroundings: Agricultural field

11"

Brown (10YR 5/3) silt loam;
subangular blocky structure; friable

33"

Dark yellowish-brown (10YR 4/4)
silt loam; granular structure; friable

51"

Brown (10YR 4/3) loamy sand;
granular structure; friable

55"

Pale brown (10YR 6/3) loamy sand;
granular structure; friable

66"

Light brownish-gray (10YR 6/2)
gravelly sand (70% coarse rounded
quartzose gravel); single grain; loose

70"

Variegated brownish-yellow
(10YR 6/6) and very pale brown
(10YR 7/3) sand; single grain; loose

75"

Pale yellow (2.5Y 7/4) sand;
common medium, distinct, light gray
(10YR 7/1) depletions; single grain;
loose

90"

Brownish-yellow (10YR 6/8) loamy
sand; weak subangular blocky
structure; friable

102"

Brownish-yellow (10YR 6/6) clay;
angular blocky structure; plastic

120"+

Variegated light gray (10YR 7/2),
yellow (10YR 7/6), and light brown
(7.5YR 6/4) clay; angular blocky
structure; plastic

Seasonal High Water Table:
= or >70 in. below existing grade

Ground Water:
>120 inches below existing grade

**MARATHON ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
SUITE 100
510 HERON DRIVE
SWEDESORO N.J. 08085**

**Stonebridge at Alloway
Block 36, Lot 4

Township of Alloway,
Salem County, New Jersey**

**SOIL LOG
SB-6

Job No: HBG 033.01**

Date: 6/9/2006 DWB
 Performed by: Don Brickner
 Method: hand auger
 Surroundings: Agricultural field

Surface

8"	Brown (10YR 5/3) silt loam; subangular blocky structure; friable
15"	Yellowish-brown (10YR 5/6) silt loam; subangular blocky structure; friable; 10% medium rounded quartzose gravel
25"	Yellowish-brown (10YR 5/6) loamy sand; granular structure; friable
50"	Brownish-yellow (10YR 6/6) sand; single grain; loose
74"	Yellow (2.5Y 7/6) sand; single grain; loose
117"	Variegated light gray (2.5Y 7/2) and pale yellow (2.5Y 7/4) sand; single grain; loose
122"+	Light gray (10YR 7/2) sand; common fine, distinct, yellowish- brown (10YR 5/6) mottles; single grain; loose

SHWT

Seasonal High Water Table:
117 inches below existing grade

Ground Water:
>122 inches below existing grade

**MARATHON ENGINEERING &
 ENVIRONMENTAL SERVICES, INC.**
 SUITE 100
 510 HERON DRIVE
 SWEDESBO RO N.J. 08085

Stonebridge at Alloway
 Block 36, Lot 4
 Township of Alloway,
 Salem County, New Jersey

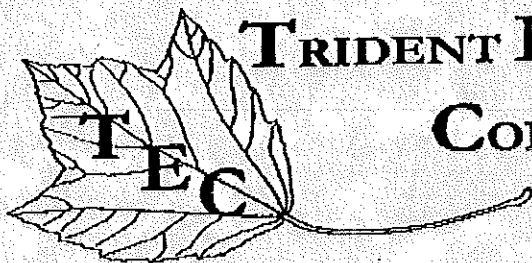
SOIL LOG
 SB-7
 Job No: HBG 033.01

PHASE I ENVIRONMENTAL ASSESSMENT

**Ballingers Mill Road
Alloway Township, Salem County, NJ**

**Prepared For:
Cornerstone Equity
630 Herman Road
Jackson, NJ 08527**

**February 2005
Job Number: T1017.001**



**TRIDENT ENVIRONMENTAL
CONSULTANTS**

**Biologists ♦ Landscape Architects ♦
Scientists ♦ Planners**

1658 Route 9 Toms River, NJ 08755

(732) 818-8699

Fax (732) 818-3744

T1017.001
February 17, 2005

PHASE I ENVIRONMENTAL SITE ASSESSMENT


**BALLINGERS MILL ROAD
ALLOWAY TOWNSHIP
SALEM COUNTY, NEW JERSEY**

PREPARED FOR:

**CORNERSTONE EQUITY
630 HERMAN ROAD
JACKSON, NEW JERSEY 08527**

PREPARED BY:

**TRIDENT ENVIRONMENTAL CONSULTANTS
1658 ROUTE 9
TOMS RIVER, NEW JERSEY 08755**


MATT LEATHERWOOD
ENVIRONMENTAL SCIENTIST


BRYON DUBOIS
SR. PROJECT MANAGER

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FIGURES

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Figure No. 2	Alloway U.S.G.S. Quadrangle Map
Figure No. 3	Alloway Tax Map
Figure No. 4	Freshwater Wetlands Map
Figure No. 5	Salem County Soil Map
Figure No. 6	Aerial Map

APPENDICES

Appendix A	Environmental Database Report
Appendix B	Historical Topographic Maps
Appendix C	Photographs of Site
Appendix D	Qualifications of the Preparer

1.0 EXECUTIVE SUMMARY

At the request of Cornerstone Equity, Trident Environmental Consultants has completed a Phase I Environmental Assessment (Phase I) for Block 36, Lot 4, Alloway Township, Salem County, New Jersey. The property consists of approximately 32.5 acres of undeveloped and vacant agricultural fields. As a result of the Phase I, the following environmental conditions and/or areas of concern was identified at the site. Trident Environmental Consultants conclusions and recommendations are provided below:

- (1) **Historical Usage of the Property for Farming**
Due to the historic use of the subject property as agricultural farm fields, it is suspected that pesticides, herbicides, and other agricultural chemicals were most likely used for agricultural purposes. The New Jersey Department of Environmental Protection (NJDEP) recommends that pesticide/herbicide soil testing of farmland proposed for residential development be conducted. Therefore, soil screening for pesticides, arsenic and lead should be conducted prior to change of title.

2.0 INTRODUCTION

2.1 PROFESSIONAL QUALIFICATIONS

Trident Environmental Consultants is a planning and environmental consulting firm that has performed numerous Phase I Environmental Site Assessments. This Phase I was prepared by Mr. Matt Leatherwood, Environmental Scientist and Mr. Bryon DuBois, Sr. Manager and the site inspection was conducted on February 1, 2005. The Phase I Environmental Assessment (Phase I) was performed in accordance with the American Society of Testing Materials (ASTM) Standard E1527.

2.2 PURPOSE AND SCOPE OF WORK

The purpose of the Phase I Environmental Site Assessment is to determine if any hazardous and/or contaminated materials or conditions may be present on the subject property, as well as any potential impact from adjacent properties. The usual sources of hazardous and/or contaminated materials or conditions are in building and construction materials, equipment or materials used in on-site operations, soil or groundwater contamination caused by present or past operations at the site, or contamination caused by neighboring operations. Physical inspection was only conducted on the subject property and not neighboring properties. Reasonably ascertainable files were reviewed and/or interviews were conducted at appropriate municipal, state, and federal levels. A database review of the New Jersey Department of Environmental Protection (NJDEP) and U.S. Environmental Protection Agency (USEPA) was conducted for the subject site through the EDR database search. Trident Environmental Consultants staff reviewed historical resources dating back over 50 years from the present.

This assessment was prepared to document the decision making process used to formulate and render a professional opinion concerning the possible presence of hazardous material(s) or waste contamination of the soil and groundwater. Since a real estate transaction is expected in the near future.

2.3 METHODOLOGY

The Phase I was performed in accordance with the ASTM standard E1527. In general, reasonably ascertainable historical and current records are reviewed, site owners and operators as well as regulatory officials are interviewed, and a site inspection is performed.

Trident Environmental Consultants activities for the Phase I included site inspection on February 1, 2005 discussions with regulatory officials and a review of the following documents:

- (1) Environmental database search report;
- (2) Historical Topographic Maps
- (3) USGS 7.5 Minute Series topographic map;
- (4) NJDEP GIS Database Freshwater Wetlands map; and
- (5) NJDEP GIS Database County Soil map.

This assessment was prepared to document the decision making process used to formulate and render a professional opinion concerning the possible presence of hazardous material(s) and/or waste and contamination of the on-site soil and groundwater since a real estate transaction is expected in the near future.

2.4 SIGNIFICANT ASSUMPTION

This report documents the attempt to identify physical characteristics of the subject site with respect to the presence of hazardous materials. The conclusions presented in the report were based solely upon the services described therein and not on scientific task or procedures beyond the scope of described services or the time constraints imposed by the client. Trident Environmental Consultants did not attempt to independently verify the accuracy or completeness of all information reviewed during the course of the site assessment. However, any inconsistency or omission which may question the validity of this information was noted.

2.5 LIMITATIONS AND EXCEPTIONS

The comments, conclusions and recommendations presented herein are based upon the available information and site conditions as they existed at the time of Trident Environmental Consultants inspection. Information included in this report regarding the environmental conditions at surrounding properties and opinions related to their potential impact to the subject site are based on limited information and are considered provisional. Impacts to the subject property from historical or off-site sources can only be confirmed by sample collection and analysis. No soil, water, air sampling, or quantitative laboratory testing was conducted as part of this site assessment. The following studies/surveys are not included in the Phase I scope of work: lead paint survey, indoor air quality sampling, lead in drinking water studies, regulatory compliance regarding off-site disposal of waste materials, ecological resource study, endangered species survey, cultural and historic resource survey, industrial hygiene study, high voltage powerline identification or radon study.

The conclusions drawn in this report are the opinion of the environmental assessor(s). This report is based on the current regulatory environment and current regulations. Changes in site use, tenants, or work practices could alter future findings. Changes in Federal, State, or local laws and regulations could also alter future findings. This report should not be construed as the view of any regulatory body or agency.

Trident Environmental Consultants shall have no liability or obligation to any party other than the client and Trident Environmental Consultant's obligations and liabilities to the client (and its successor or assigns) are limited to fraudulent statements herein made.

2.6 RELIANCE

This report and any other documents or materials prepared by Trident Environmental Consultants in connection with the environmental consulting services performed are exclusively for the use and benefit of Cornerstone Equity, its principals, affiliates, and assigns only, and are not for the use or benefit of, nor may any other person or entity to rely upon it.

This report is exclusively for the use and benefit of the clients and is not for the use or benefit of, nor may any other person or entity rely upon it. The contents of this report may not be quoted in whole or in part or distributed to any person or entity, other than the clients without, in each use, the advance written consent of Trident Environmental Consultants.

3.0 SITE DESCRIPTION AND HISTORY

3.1 SITE LOCATION AND DESCRIPTION

The subject of this report is Block 36, Lot 4 as shown on the Alloway Township Tax Map. The parcel is located along Ballingers Mill Road. The property consists of approximately 32.5 acres and is bordered by agricultural fields and scattered residential properties to the north, east, south and west.

The site is bordered and transected by hedgerow vegetation that is made up of black cherry (*Prunus serotina*), red mulberry (*Morus rubra*), black locust (*Robinia pseudoacacia*) and other successional vegetation. The fields on-site were found to be vacant, however, remnants of small grain agriculture was found on each field. No wetland vegetation or hydric soils was noted on the site.

3.2 SITE AND VICINITY CHARACTERISTICS

Block 36, Lot 4 has approximately 355 feet of frontage along Ballingers Mill Road, which borders the site to the northeast.

The site appears on the United States Geological Survey (USGS) Alloway Quadrangle (Figure 2). The site is relatively flat with a surface elevation of 104 feet above mean sea level. The site has less than a two (2) percent grade change across the site. Any surface runoff would most likely flow across the site to the west. Groundwater flow is not stated in the environmental database report, and is believed to flow in a westerly direction based on local topography.

Traffic flow is medium to heavy in this area of Ballingers Mill Road. According to the Alloway Township Tax Record, the property, which is the subject of this report, lies within a Rural (Rr) Zone.

3.3 DESCRIPTION OF STRUCTURES/IMPROVEMENTS

The subject site currently contains undeveloped and vacant agricultural fields.

3.4 DESCRIPTION OF UTILITIES

The subject site is currently not being serviced.

3.5 CURRENT USES OF THE PROPERTY

The subject site is currently used for agricultural purposes.

3.6 USES OF THE ADJOINING PROPERTIES

The subject site is bordered by agricultural fields and residential properties to the north across Ballingers Mill Road, east south and west.

4.0 USER PROVIDED INFORMATION

4.1 TITLE RECORDS

Trident Environmental Consultants performed a review of historical records to determine ownership history. Based on this review, the following property transactions took place for Block 36, Lot 4.

CURRENT OWNER: Oscar A. & Peggy B. Simkins

BY OR 640 – 94 dated March 25, 1983 rec. April 6, 1983 Brian E. Williams from Donald A. Hurff, Sr. & Diane F. Hurff, his wife (28.45 acres)

DB 640 – 94 dated November 10, 1981 rec. November 20, 1981 Donald A. Hurff Sr. & Diane F. Hurff, his wife from Veron L. Hurff (4.93 acres)

(Deed work shown above is roughly accurate and should not be used formal reports)

4.2 ENVIRONMENTAL LIENS

No known environmental liens have been recorded for the property.

4.3 SPECIALIZED KNOWLEDGE

No specialized knowledge regarding the subject site was acquired.

4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No environmental issues were encountered during the Phase I.

4.5 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

Property Owner: Oscar A. & Peggy B. Simkins

4.6 REASON FOR PERFORMING THE PHASE I

The Phase I was conducted in agreement with the current property owner. A real estate transaction is expected in the near future.

5.0 RECORDS REVIEW

5.1 ENVIRONMENTAL DATABASE SEARCH

A database search report which identifies sites listed on state and federal databases within the ASTM-required radii was obtained from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut (Appendix A). The report identifies sites which appear on the following ASTM and non-ASTM databases within the specified radii:

<u>Database</u>	<u>Search Radius</u>
• National Priority List (NPL, a.k.a. Superfund)	1.0 mile
• Resource, Conservation and Recovery Information System (RCRIS) Treatment, Storage and Disposal facilities (TSD)	1.0 mile
• State Hazardous Waste Site List (SHWS)	1.0 mile
• Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.50 mile
• State Leaking Underground Storage Tanks (LUST)	0.50 mile
• State Solid Waste Facilities (SWF)	0.50 mile
• RCRA large and small quantity hazardous waste generators (RCRIS)	site and adjacent properties
• State Registered Underground Storage Tanks (UST)	site and adjacent properties
• Environmental Response Notification System (ERNS)	subject site
• Polychlorinated biphenyl (PCB) Activity Database System (PADS)	1.0 mile
• Pesticide Manufacturing Section Seven Tracking System (SSTS)	1.0 mile
• Corrective Action Report (CORRACTS)	1.0 mile
• Toxic Release Inventory (TRI)	0.5 mile
• Toxic Substances Control Act Inventory (TSCA)	1.0 mile

The environmental database report identified zero (0) from the listed databases, to be within the specified radii. In addition, the database report has identified thirty-eight (38) "orphan sites," which were unable to be plotted due to inadequate address information, but were thought to be in the general area. These sites are believed to be located at a sufficient distance to not be of concern to the property. Further investigation of these sites may be needed to determine exact location and likelihood of environmental impacts. These sites have not been included in the summary of identifiable sites. A digital custom-plotted map is included in the report.

Trident Environmental Consultants evaluated the following factors to determine whether additional environmental records should be reviewed with respect to the identified facilities:

- (1) case status (i.e., whether the NJDEP has issued a No Further Action letter);
- (2) type of database and whether the presence of soil or ground water contamination is known;
- (3) the distance between the site and the subject property; and
- (4) whether the site is upgradient or downgradient of the subject property based on the ground water flow direction.

Trident Environmental Consultants determined review of additional environmental records with respect to those facilities identified in the environmental database report, within the specific-radii, is not warranted.

5.2 REGULATORY AGENCY REVIEW

Trident Environmental Consultants contacted representatives of the following local agencies regarding the regulatory compliance history of the subject site:

- Alloway Township Tax Assessor
- Salem County, Health Department
- Alloway Township Building Department
- Alloway Township Zoning Department

Based on Trident Environmental Consultants' discussions with regulatory officials, none of the agencies listed above have any records of violations, complaints or concerns regarding the subject site. However, Trident Environmental Consultants is currently awaiting a response from the Alloway Township Building Department and the Salem County Health Department.

5.3 HISTORICAL AERIAL PHOTOGRAPHS

Trident Environmental Consultants requested an historical aerial photograph package from Environmental Data Resources, Inc. (EDR) of Southport, Connecticut, however none were available. Therefore, historical topographic maps were reviewed for the years 1898, 1901, 1946, 1955 and 1955-1970 (Appendix B).

The purpose of the review was to observe the prior land use of the subject site and surrounding area. The subject site is vacant and undeveloped on all the historical topographic maps. Prior to the 1901 historical topographic map, no development was observed in the surrounding area. The surrounding area to the south, Camp Roosevelt is present on the 1955 topographic map and additional development is observed on the 1955-1970 topographic map.

5.4 PHYSICAL SETTING SOURCES

Physical setting was determined by the USGS Alloway Quadrangle.

5.5 HISTORICAL USE INFORMATION ON THE PROPERTY

There were no historical records available through the Township of Alloway.

5.5A SANBORN MAPS REVIEW

Sanborn Fire Insurance Maps were requested from EDR-Sanborn Collection; however, none were available.

5.5B U.S.G.S. MAPS REVIEW

The USGS Alloway Quadrangle map shows the subject site as vacant and undeveloped.

5.6 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

No historic information was collected for adjoining properties, beyond the scope of the EDR database report.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Assessments of soil quality, air quality, water quality of any water bodies, aesthetic noise, asbestos, lead paint, indoor air quality, radon, lead in drinking water, regulatory compliance regarding off-site disposal of waste materials, ecological resource, endangered species, cultural and historic resource, industrial hygiene, and high voltage powerlines were not part of the scope of this authorization or conducted during the on site investigation. All findings are based on the conditions existing at the site on the date of the walk through site inspection, February 1, 2005. Known past conditions were evaluated and considered during the time of the on-site inspection.

6.2 SITE INSPECTION

On February 1, 2005 Mr. Matt Leatherwood, Environmental Scientist and Mr. Bryon DuBois, Sr. Project Manager of Trident Environmental Consultants, performed a walk-through inspection of the site for the purpose of identifying AOCs. Photographs taken during the inspection are provided as Appendix C.

The subject property contains undeveloped and vacant agricultural fields. The site is bordered and transected by hedgerow vegetation that is made up of black cherry (*Prunus serotina*), red mulberry (*Morus rubra*), black locust (*Robinia pseudoacacia*) and other successional vegetation. The fields on-site were found to be vacant, however, remnants of small grain agriculture was found on each field. No wetland vegetation or hydric soils was noted on the site.

No environmental concerns and no evidence of hazardous materials were observed at the subject site.

6.3 ON-SITE CONSIDERATIONS

6.3A WETLANDS

Based on review of the NJDEP GIS Freshwater Wetlands map and site conditions observed during the site inspection it appears that wetlands are not present on the subject property.

6.3B HAZARDOUS SUBSTANCE MANAGEMENT

No areas of former or existing hazardous substance storage were observed at the site.

6.3C UNDERGROUND STORAGE TANKS

There are no records of existing or former underground storage tanks (USTs) at the site.

6.3D ABOVEGROUND STORAGE TANKS

There are no records of existing or former aboveground storage tanks (ASTs) at the site.

6.3E PCBs

A common source of polychlorinated biphenyls (PCBs) is in cooling fluids of electrical transformers, capacitors, radio transmitters, hydraulic equipment, etc. No confirmed PCB-containing materials were noted on-site.

6.3F SOLID WASTE DISPOSAL

Based on visual inspection there is no evidence of existing or historical solid waste disposal.

6.3G ASBESTOS

Based on visual inspection there is no evidence of possible asbestos containing materials being present on-site.

6.3H LEAD PAINT HAZARDS

Based on visual inspection there is no evidence of possible lead based paints being present on-site.

6.3I RADON HAZARDS

Radon gas is a concern in some regions of New Jersey. Based on a review of the environmental database report, the EPA Radon Zone for Salem County is 2. Zone 2 indoor radon levels range between ≥ 2 picoCuries/liter (pCi/L) and ≤ 4 picoCuries/liter (pCi/L). The NJ Radon database identified Alloway as a Tier 3 category (low radon potential). No radon testing was conducted during the site assessment. However, since the levels in the area are in the Tier 3 categories, the potential for elevated radon levels exists and is considered low.

7.0 INTERVIEWS

7.1 INTERVIEW WITH OWNER

Staff from Trident Environmental Consultants was unable to contact the current owner for an interview.

7.2 INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS

The Alloway Building and Construction Departments and Salem County Health Department were contacted to determine if any records which would identify on-site areas of concern. These departments were also contacted in an effort to obtain knowledge of any other violations. Trident Environmental Consultants is currently awaiting a response.

8.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

As a result of the Phase I, the following recognized environmental condition/ AOC was identified at the site. Trident Environmental Consultants has provided the following conclusions and recommendations:

- (1) **Historical Usage of the Property for Farming**
Due to the historic use of the subject property as agricultural farm fields, it is suspected that pesticides, herbicides, and other agricultural chemicals were most likely used for agricultural purposes. The New Jersey Department of Environmental Protection (NJDEP) recommends that pesticide/herbicide soil testing of farmland proposed for residential development be conducted. Therefore, soil screening for pesticides, arsenic and lead should be conducted prior to change of title.

9.0 DEVIATIONS

No deviation from the Scope of Work of this Phase I Environmental Assessment was conducted.

10.0 ADDITIONAL SERVICES

No additional services were rendered for this Phase I Environmental Site Assessment beyond those defined in the Scope of Work.

11.0 REFERENCES

Alloway Public Works Department

Alloway Building Department

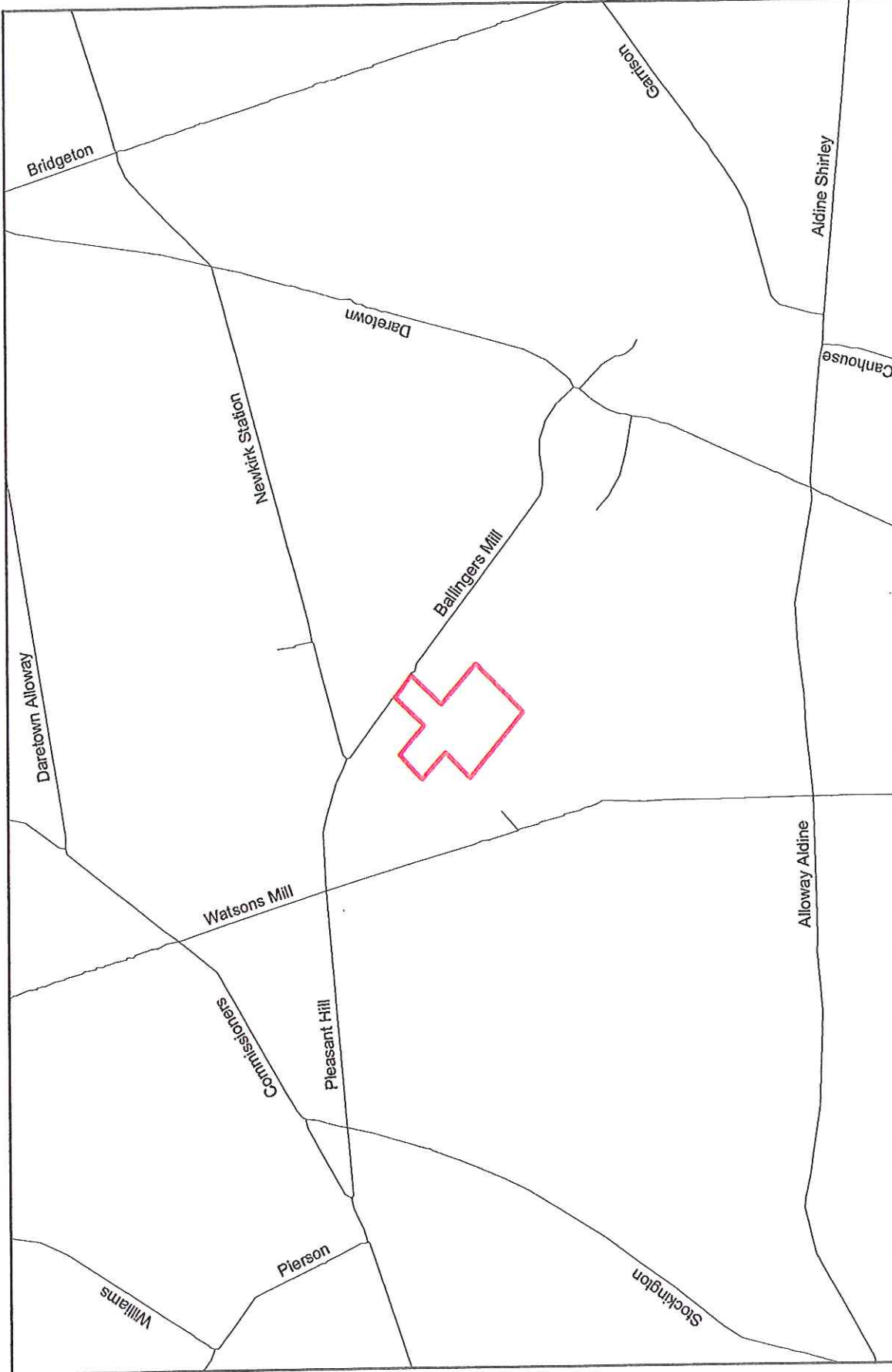
Alloway Construction Department

EDR Environmental Database Report

Alloway Tax Assessor

Alloway Natural Resource Inventory

FIGURES



Salem Co. Roads

Block 36, Lot 4
 Alloway Twp., Salem Co., NJ



1658 Route 9 Toms River, NJ 08755

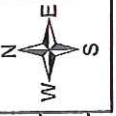
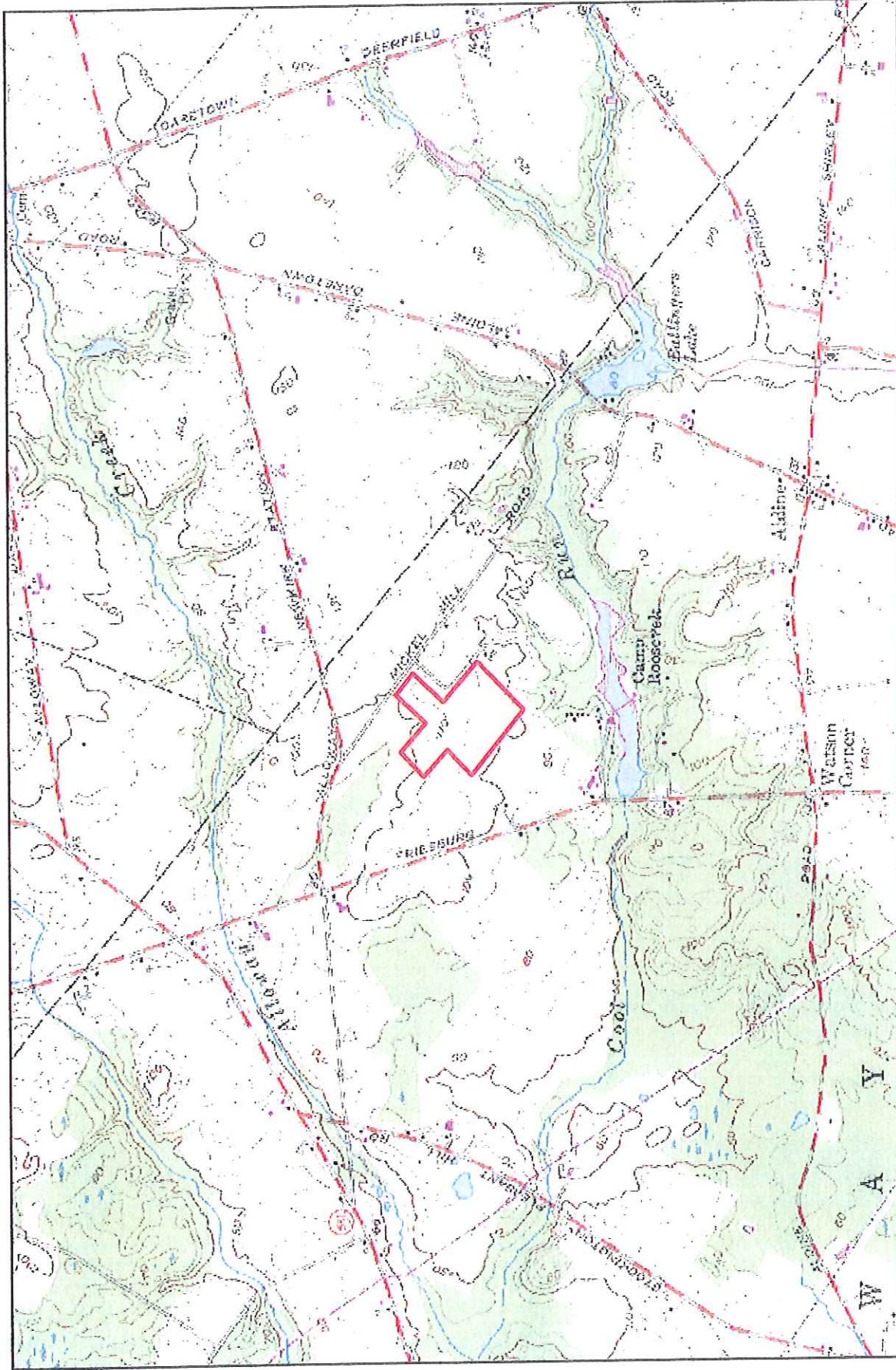
Job No.: T1017.001

Scale: 1" = 2000'

Source: NJDEP

This map was developed using Geographic Information Systems, New Jersey Department of Environmental Protection Digital Data. This secondary project has not been verified by the NJDEP and is not state authorized. This map is for visual display purposes only and all locations are approximate.





Job No.: T1017.001

Scale: 1" = 2000'

Source: NJDEP

This map was developed using Geographic Information Systems, New Jersey Department of Environmental Protection Digital Data. This map has not been verified by the NJDEP and is not state authorized. This map is for visual display purposes only and all locations are approximate.



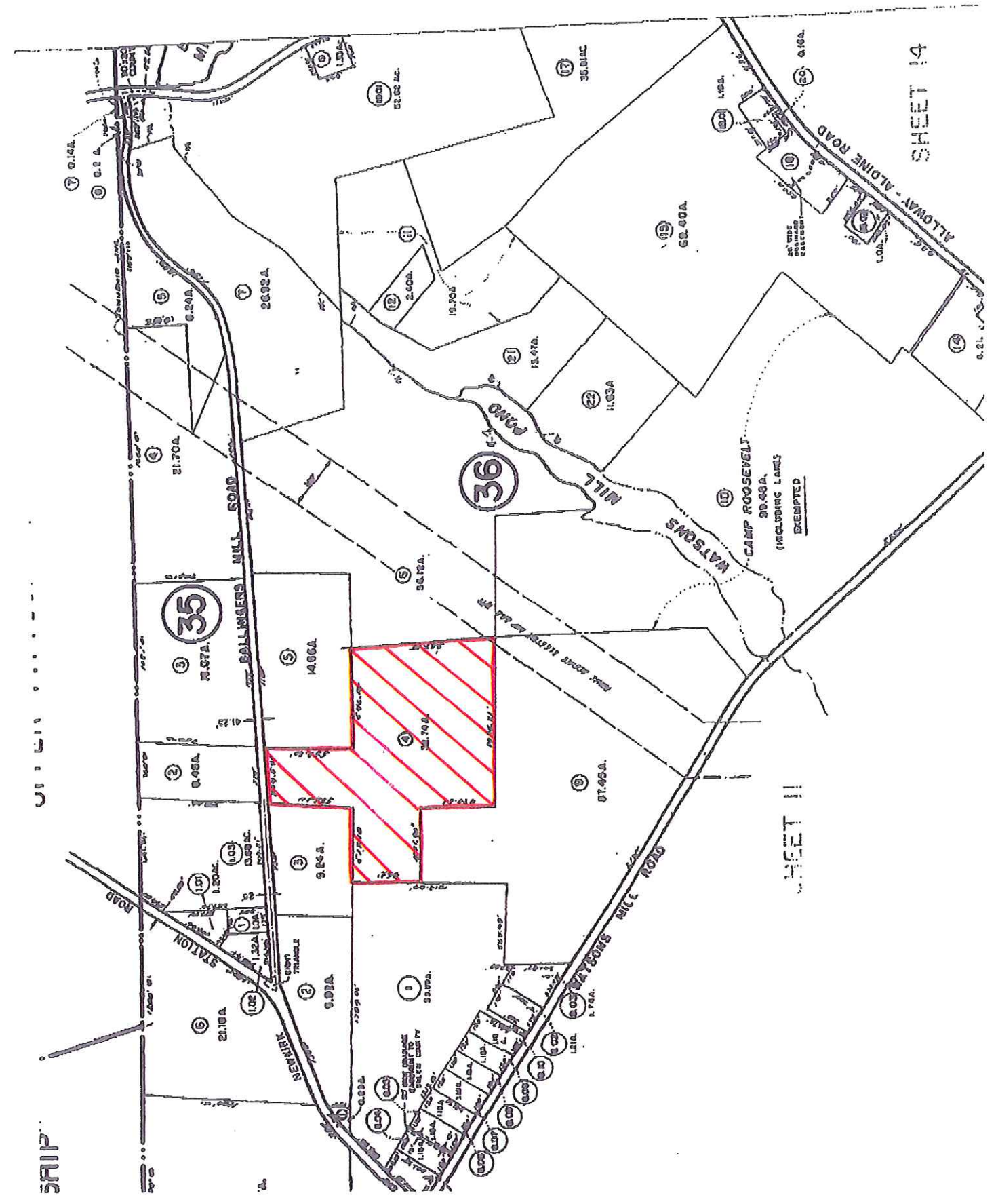
1658 Route 9 Toms River, NJ 08755

Alloway Twp. USGS Quadrangle Map

Block 36, Lot 4
Alloway Twp., Salem Co., NJ

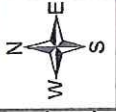
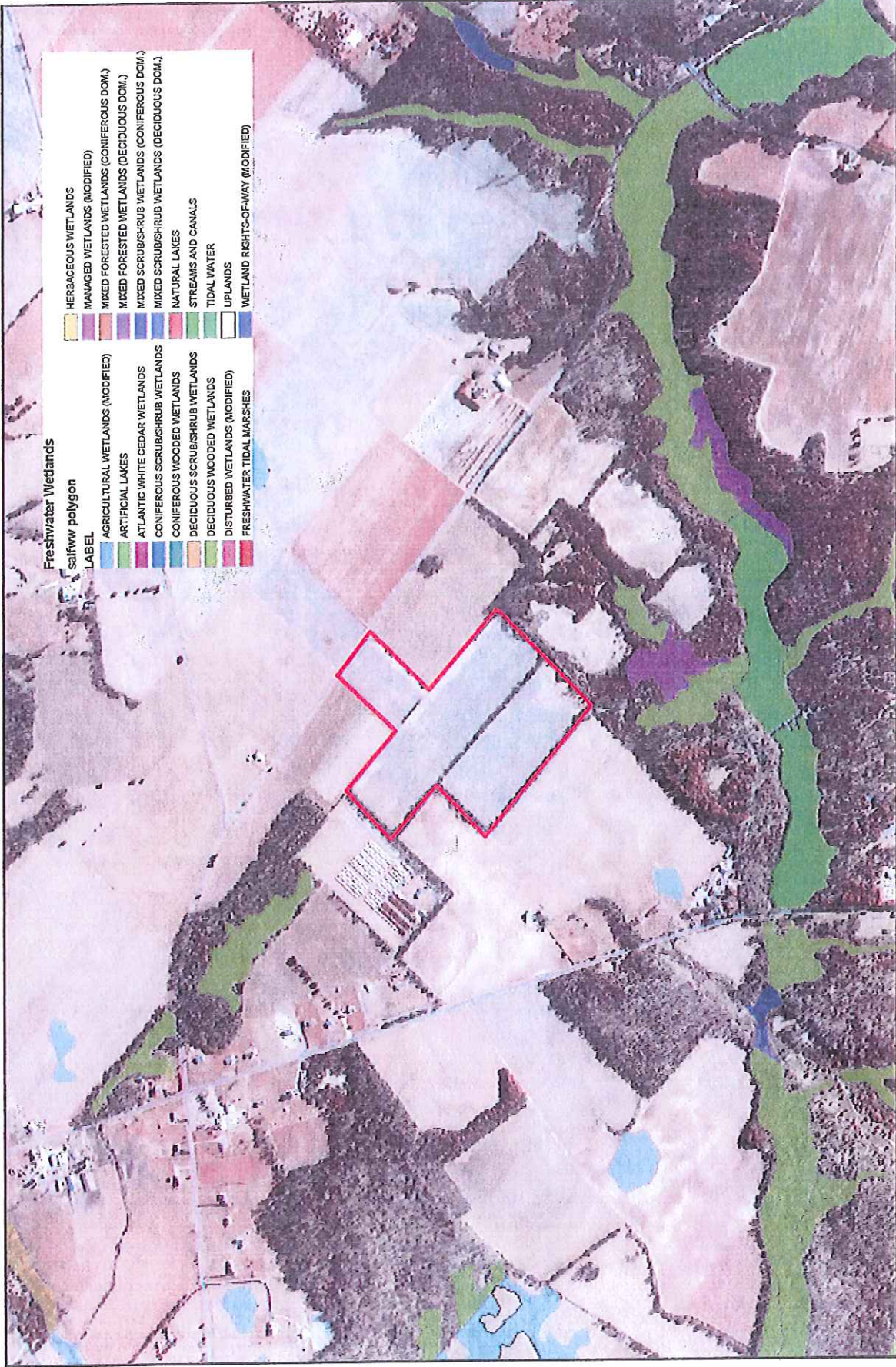
5RIP

UNION



SHEET II

SHEET 14



Job No.: T1017.001

Scale: 1" = 1000'

Source: NJDEP

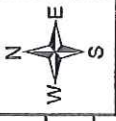
This map was developed using Geographic Information Systems, New Jersey Department of Environmental Protection Digital Data. This secondary project has not been verified by the NJDEP and is not state authorized. This map is for visual display purposes only and all locations are approximate.

Freshwater Wetlands

Block 36, Lot 4
 Alloway Twp., Salem Co., NJ



1658 Route 9 Toms River, NJ 08755



Job No.: T1017.001

Scale: 1" = 1000'

Source: NJDEP

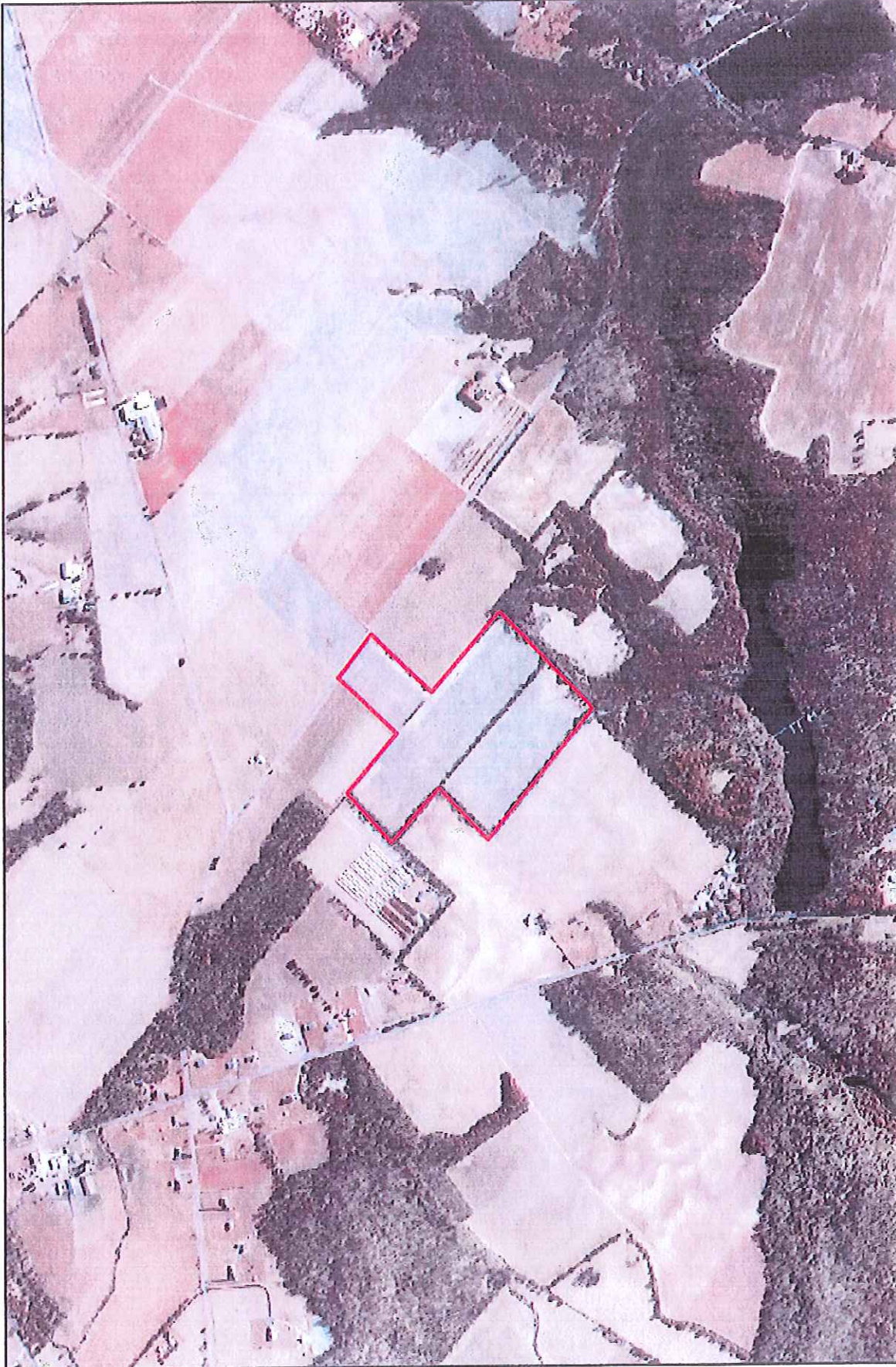
This map was developed using Geographic Information Systems, New Jersey Department of Environmental Protection Digital Data. This secondary project has not been verified by the NJDEP and is not guaranteed. This map is for visual display purposes only and all locations are approximate.

Soils Map

Block 36, Lot 4
Alloway Twp., Salem Co., NJ

TRIDENT ENVIRONMENTAL
CONSULTANTS

1658 Route 9 Tombs River, NJ 08755



Job No.: T1017.001


Scale: 1' = 1000'

Source: NJDEP

This map was developed using Geographic Information Systems, New Jersey Department of Environmental Protection Digital Data. This secondary product has not been verified by the NJDEP and is not to be used for any purpose other than the specific purpose for which it was authorized. This map is for visual display purposes only and all locations are approximate.

Aerial Map

Block 36, Lot 4
Alloway Twp., Salem Co., NJ

**TRIDENT ENVIRONMENTAL
CONSULTANTS**

1658 Route 9 Toms River, NJ 08755



State of New Jersey

Department of Environmental Protection

Bradley M. ...
Commissioner

Richard J. Codey
Acting Governor

Division of Parks and Forestry
Office of Natural Lands Management
Natural Heritage Program
P.O. Box 404
Trenton, NJ 08625-0404
Tel. #609-984-1339
Fax. #609-984-1427

January 4, 2005

Walter Hopkin
Cornerstone Equity Group
PO Box 1111
Jackson, NJ 08527

Re: Ballingers Mill Road

Dear Mr. Hopkin:

Thank you for your data request regarding rare species information for the above referenced project site in Alloway Township, Salem County.

Searches of the Natural Heritage Database and the Landscape Project (Version 2) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Request for Data into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

Neither the Natural Heritage Database nor the Landscape Project has records for any rare wildlife species on the referenced site.

We have also checked the Natural Heritage Database and the Landscape Project habitat mapping for occurrences of any rare wildlife species or wildlife habitat within 1/4 mile of the referenced site. Please see the table below for species list and conservation status.

Species within 1/4 mile of referenced site.

Common Name	Scientific Name	Federal Status	State Status	Grank	Srank
bald eagle nest buffer	<i>Haliaeetus leucocephalus</i>	LT	E	G4	S1B,S2N

We have also checked the Natural Heritage Database for occurrences of rare plant species or natural communities. The Natural Heritage Data Base does not have any records for rare plants or natural communities on or within 1/4 mile of the site.

Attached is a list of rare species and natural communities that have been documented from Salem County. If suitable habitat is present at the project site, these species have potential to be present.

Status and rank codes used in the tables and lists are defined in the attached EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS.

If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive I-Map-NJ website at the following URL, <http://www.state.nj.us/dep/gis/imapnj/imapnj.htm> or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program.

PLEASE SEE THE ATTACHED 'CAUTIONS AND RESTRICTIONS ON NHP DATA'.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,

Herbert A. Lord

Herbert A. Lord
Data Request Specialist

cc: Robert J. Cartica
Lawrence Niles
NHP File No. 05-3907553



TRIDENT ENVIRONMENTAL CONSULTANTS

T1017.001
February 9, 2005

Cornerstone Equity
630 Herman Road
Jackson, NJ 08527

Attn: Kevin Johnson

**Re: Bald Eagle Habitat Suitability Assessment
Block 36 * Lot 4
Alloway Township, Salem County, New Jersey**

Dear Mr. Johnson:

As per your request, Trident Environmental Consultants (TEC) has performed a Bald Eagle (*Haliaeetus leucocephalus*) habitat suitability assessment (Phase I) of the above-referenced site. This evaluation is based upon review of maps, a literature search, experience of TEC's biologists, and site reconnaissance. The following is a summary of the preliminary findings.

The subject of this report is Block 36, Lot 4 as shown on the Alloway Township Tax Map. The parcel is located along Ballingers Mill Road. Block 36, Lot 4 has approximately (374) feet of frontage along Ballingers Mill Road, which borders the site to the northeast. The property consists of approximately 32.5 acres and is bordered by agricultural fields and scattered residential properties to the north, east, south and west.

The site is bordered and transected by hedgerow vegetation that is made up of black cherry (*Prunus serotina*), red mulberry (*Morus rubra*), black locust (*Robinia pseudoacacia*) and other successional vegetation. The fields on-site were found to be vacant, however, remnants of small grain agriculture was found on each field. No wetland vegetation or hydric soils was noted on the site.

The site appears on the United States Geological Survey (USGS) Alloway Quadrangle. The site is relatively flat with a surface elevation of 104 feet above mean sea level. The site has less than a two (2) percent grade change across the site. Any surface runoff would most likely flow across the site to the west.

TRIDENT ENVIRONMENTAL CONSULTANTS

Literature Search for Target Species Potential

TEC reviewed Landscape Project (Version 2) data for Bald Eagle potential in the survey area. The Landscape Maps show delineated "patches" of contiguous habitat types. The five (5) generalized habitat types are Forest, Forested Wetland, Emergent Wetland, Grassland and Beach/Dune. The Landscape habitat patches are ranked according to the level of regulatory protection assigned to the wildlife species with locational data intersecting the patch. The ranking system applied is as follows:

Rank 1: There are no documented sightings intersecting the patch but the patch meets a minimum size criteria and/or contains features favorable to threatened/endangered or priority (special concern) species.

Rank 2: The patch intersects one or more occurrences of at least one State classified species of special concern. It should be noted that species of special concern (priority) do not carry any formal regulatory protection.

Rank 3: One or more occurrences of at least one State threatened species intersects the habitat patch.

Rank 4: The patch intersects one or more occurrences of at least one State endangered species.

Rank 5: One or more occurrences of at least one Federally listed species, whether it be classified as threatened or endangered, intersects the habitat patch.

Rank 5 Landscape Project Forest habitat (link 512) listing Bald Eagle nest buffer abuts the site's southeastern boundary. The next nearest patch listing Bald Eagle nest buffer is Grassland habitat (14102) located greater than 8,000 L.F. to the southwest of the site, at its closest point.

TEC also reviewed the Landscape Project GIS layer for Bald Eagle Foraging Area. The Landscape Project Bald Eagle foraging area is designated by identifying a total of 660 hectares (1,631 acres) of sufficient open water area extending outward from a known nest. A 90 meter buffer is then applied to these open water areas, and any Emergent Wetland habitat patches within this buffer are merged with the open water areas to define foraging habitat. A 90 meter buffer is then applied to this foraging habitat, for inclusion of potential perching sites, to delineate the foraging area.

The nearest polygon of Landscape Project Bald Eagle foraging area is found along Alloway Lake, which is located greater than three (3) miles west of the site at the closest point.

TEC also reviewed a January 4, 2005 Natural Heritage Program (NHP) reply for the site. The NHP letter states neither the Natural Heritage Database nor the Landscape Project have records for any rare wildlife species on the referenced site.

TRIDENT ENVIRONMENTAL CONSULTANTS

Subject Species

Bald Eagle (*H. leucocephalus*), foraging habitat, Federally Endangered – breeding population only

Bald Eagles are found primarily coastlines, large rivers, and lakes where they feed mainly on fish. Waterfowl, small mammals, and carrion may also be taken by Bald Eagles. Breeding at this latitude begins in mid-winter or early spring. Nesting habitat generally consists of large nest trees in discontinuous forest stands, typically near water, where nests are mainly in large, live trees but below the canopy. Large pines are favored in many areas. The habitat usually contains areas of opening in the canopy. Roost sites are more likely to be taller than the surrounding canopy and feature hardwoods, high canopies, and snags. Habitat is usually selected due to the amount of the availability of prey, perch sites, and roosting areas.

Findings and Conclusion

It is the opinion of TEC that suitable Bald Eagle habitat is not present on the site. The site does not contain any features of nesting, foraging, or roosting habitat for potential utilization by Bald Eagles. The proposed project should pose no adverse, irreversible impacts to any Bald Eagles in the area.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,



Bryon DuBois
Principal Biologist

AN/lar
Doc: 021017cekj001



South Jersey Gas

Where we put all of our energy®

June 1, 2005

Cornerstone Equity Group
PO Box 1111
Jackson, NJ 08527
Attn: Craig R. Johnson

RE: Block 36, Lot 4, Ballingers Mill Road, Alloway Twp., NJ

Dear Craig:

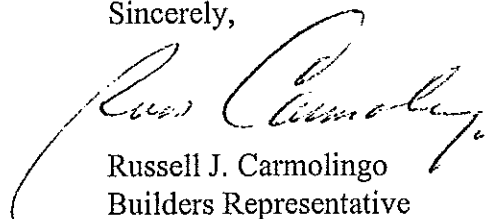
In reference to the above property, located in Alloway Township, natural gas mains in this area are presently not available in a cost effective manner.

The availability of natural gas, and the cost advantage now realized are both expected to be maintained for many years to come.

Let me assure you that we look forward to supplying your energy needs, however, final commitment may only be made when load figures are available. This request is contingent upon the receipt of State, County or Municipal permits when required.

We appreciate your interest in the growth of southern New Jersey, and look forward to hearing from you again in the near future.

Sincerely,



Russell J. Carmolingo
Builders Representative

RC:kc



Comcast Cable
1846 North West Blvd.
Vineland, NJ 08360

INTENT TO SERVE

10/17/05

CORNERSTONE EQUITY GROUP
P.O. BOX 1111
JACKSON, NJ 08527
ATTN:CRAIG R. JOHNSON

Development Name: Stone Bridge At Alloway

RE: Block # 36
Block # 3601 Lot # 4.01-4.21 & 1-6
Township Alloway County Salem

Dear Mr. Johnson

Comcast Cable will provide service to the above referenced location per the terms of its Franchise Agreement with Alloway Township.

Please call me at 856-694-6018 if you have any questions or if I can be of further assistance

Sincerely,

James Parkinson
Construction Manager



11/9/2005

Cornerstone Equity Group
PO Box 1111
Jackson, NJ 08527
Fax: 732-833-6351

Re: "Will Serve Letter"
Block 36, Lot 4
Alloway Township/Salem County

Dear Mr. Johnson,

In reference to the above-mentioned project, Verizon-New Jersey, Inc. will supply the necessary communication service provided we can receive the proper information listed below required by NJ State Tariff B.P.U.-N.J.-No. 2. Dated 1/28/05.

1. Please send me 1 full set of paper development plans as well as an electronic copy in a CADD format.
2. Send mailing addresses for each building when they become available to start to establish the 911 database.
3. We will need a "Smart Growth Map" from the State of New Jersey indicating what growth area your specific site location is in. This map will tell us if the developers will incur any additional costs. This map can be found on the Internet at <http://sgl.state.nj.us/hfma/viewer.htm>. (Non-growth area.)
4. All costs will reflect rule changes to the NEW JERSEY REGISTER for PUBLIC UTILITIES dated 12/4/04 on pages (Cite 36 N.J.R. 5955-5968).
5. Obtaining all suitable Right-Of-Way easements at no cost to Verizon.

Should you need any additional information, please do not hesitate to contact me on 856-728-9906.

Sincerely,

A handwritten signature in cursive script that reads "Matthew Coombs".

Matthew Coombs
Engineer
Verizon-NJ, Inc.
713 Marsha Ave.
Williamstown, NJ 08094
matthew.f.coombs@verizon.com

Conectiv Power Delivery
Glassboro District
428 Ellis Street
Glassboro, NJ 08028

Service Availability 4/05

June 14, 2005

Cornerstone Equity Group
Craig R. Johnson
P.O. Box 1111
Jackson, N.J. 08527



Re: Availability of Electric Service
Block 36 Lot 4
Ballingers Mill Road
Alloway Township, Salem County

Dear Craig Johnson :

This letter is in response to your inquiry with regard to the availability of electric service for your proposed project.

Conectiv Power Delivery anticipates having adequate power available to serve your project. The required electric service will be made available subject to our compliance with the rules and regulations of the New Jersey Board of Public Utilities and the New Jersey Department of Community Affairs, Office of Smart Growth. Contingent on these Terms and Conditions of Service are any customer contractual obligations including right of way easements and customer contributions in aid of construction that may be required.

Once you have developed your formal site plans and received the appropriate approvals, please formally apply for service by calling our New Business office at (856) 863-7906 and forward your plans to us so that we can develop our plans to provide you with the service requested. Please keep in mind that depending upon the extent of the work required to install our electric facilities that it may take up to 6 months from the date of your official service application request to complete / fulfill all the tasks associated with our design requirements.

If you should have any questions, please feel free to call me at (856) 863-7908

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph T. Limosino".

Joseph T. Limosino
Senior Field Engineering Technician