



**EcolSciences, Inc.**  
Environmental Management & Regulatory Compliance

July 26, 2021

Ms. Beth Foley, Planning Board Secretary  
Township of Mendham  
2 West Main Street, Post Office Box 520  
Brookside, New Jersey 07926

Re: Pages from Revised Final Environmental Impact Statement  
Hillandale  
Block 100, Lot 17.03  
Township of Mendham  
Morris County, New Jersey

Dear Ms. Foley:

As requested, enclosed please two pages from the Revised Environmental Impact Statement dated July 26, 2021. The cover page has been revised to reflect the July 26, 2021 revision date. The word "age-restricted" have been removed from page 30.

Very truly yours,

EcolSciences, Inc.

Karin Tekel  
Assistant Vice President

KT/bms  
Enclosure

cc: Mr. Michael Friedman

**ENVIRONMENTAL IMPACT STATEMENT  
FOR  
HILLANDALE  
BLOCK 100, LOT 17.03  
TOWNSHIP OF MENDHAM  
MORRIS COUNTY, NEW JERSEY**

Prepared for:

Pinnacle Ventures LLC  
c/o The Pinnacle Companies  
363 Bloomfield Avenue, Suite 2A  
Montclair, New Jersey 07042

Prepared by:

EcolSciences, Inc.  
75 Fleetwood Drive, Suite 250  
Rockaway, New Jersey 07866  
(973) 366-9500

Last Revised July 26, 2021  
February 12, 2021

## V. UNAVOIDABLE IMPACTS

The applicant, its engineers, and its consultants have proposed and planned a redevelopment project that will be mostly compatible with surrounding land uses and will provide an attractive alternative for those seeking residential options in the Township of Mendham and surrounding communities. The proposed redevelopment has been designed with careful attention to the natural resources of the property and its surroundings, and with due consideration for the quality of life experienced by residents. Due to this careful planning, most adverse environmental impacts have been avoided or minimized by design. However, no project can be built and operated without generating some degree of adverse impact on some aspect of the natural or man-made environment. As discussed in the preceding chapter, most potential impacts have been minimized by sound design decisions in the planning stages of the project. This chapter identifies the probable adverse environmental impacts of the proposed redevelopment project. The unavoidable environmental impacts resulting from construction and operation of the proposed project are anticipated to be:

- Redevelopment of portions of the property covered with maintained lawn, shrubland, and upland forest and the associated loss of wildlife habitat.
- Increases in impervious surfaces.
- Slight increases in loadings of common constituents in stormwater runoff.

In general, the principal short-term environmental impacts associated with the construction phase of a project result from temporary disturbances to soils and from the clearing of vegetation. In the absence of appropriate control measures, clearing of vegetated tracts of land for construction and access to construction sites could reduce the productivity of the soil and create unsightly conditions and fugitive dust. Precipitation falling on disturbed areas could tend to erode fine soil particles and, in the absence of appropriate controls, increase loadings to areas receiving stormwater runoff. These potential adverse effects will be managed by adherence to the Soil Erosion and Sediment Control Plan, as approved by the Morris County Soil Conservation District.

The principal long-term impact associated with the project is the commitment of natural resources resulting from the change in land use. The construction of the project will convert approximately 10.6 acres of previous educational and religious use to residential use. The mitigating measures described in the preceding chapters will serve to minimize the potential impacts to natural resources in the project area.