

Exhibit C

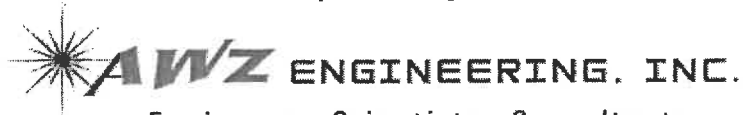
Environmental Impact Statement

**27-33 Westfield Avenue
Tax Lots 8.01, 10.01 & 36, Block 91
Township of Clark
Union County, NJ**

February 11, 2024

AWZ Project No. 22-0107

Prepared by:



**Engineers . Scientists . Consultants
150 River Road, Suite B3, Montville, NJ 07045
Phone: 973.588.7080 Fax: 973.588.7079
www.awzengineering.com**

A handwritten signature in black ink, reading 'Adnan Khan' in a cursive style.

**Adnan A. Khan, P.E., C.M.E.
NJ Professional Engineer No. GE39812**

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1. Introduction

This Environmental Impact Statement (EIS) has been prepared by AWZ Engineering, Inc. (AWZ) for the proposed development project located at 27-33 Westfield Avenue and 26-30 Washington Street, Block 91, and Lots 8.01, 10.01 and 36, located within the Township of Clark, Union County, New Jersey.

2. Existing Site Conditions

The site is located in the southeast section of the Township. The site is a through lot with access through Westfield Avenue and Washington Street. The total property area is approximately 0.59-acres. The current zoning of the site is DTV (Downtown Village, Block 91 Redevelopment Plan) zone.

The existing site comprises two 2.5-story frame buildings, one 1.5-story frame building, two sheds, a detached garage, and a paved parking lot. The remaining areas consist of pervious coverage. The site is surrounded by residential and commercial uses.

3. Proposed Project Description

The proposed improvements at the site include demolition of the existing structures and construction of a 4-story mixed-use building with parking. A total of 39 residential apartments, approximately 1,600 square feet of ground floor commercial space and 73 parking spaces, including three (3) handicap spaces, are proposed for the project. Traffic circulation, lighting, landscaping and drainage improvements are also part of the development. New utility connections for the proposed building are proposed, including sewer, gas and water.

4. Waste Collection & Disposal

Solid waste and recyclables will be contained in an enclosed trash collection area. The disposal of the waste will be by contracted with a private disposal firm. Recyclable materials will be separated and collected in accordance with all applicable governmental requirements. No chemical and/or hazardous waste is stored or disposed on-site.

5. Potable/Wastewater

The project area is currently developed with municipal water supply and sewer service in the area. The proposed project will be tied to the municipal systems via new connections. The existing water and sewer systems has the capacity and can successfully meet the project water and sewer demand.

6. Traffic

The proposed project will not cause any adverse effects to the traffic around the area. Vehicles will be parked within the proposed ground floor parking lot onsite.

7. Air Quality

Impacts to air quality as the result of construction of proposed project will consist of temporary impacts. During construction of the proposed project, an increase of dust may result; however, any increase would be temporary and dust levels would recede to normal upon completion of construction.

Because the proposed project consists of residential/commercial building, no production processes (manufacturing of goods, food preparation) will be undertaken. Therefore, the generation of emissions

associated with production activities will not result. Operational impacts to air quality generated by the proposed project would be limited to emissions generated by vehicular traffic associated with the normal facility operations. As such, long-term impacts to air-quality at the project site or within the region are not anticipated from implementation of the proposed improvements.

8. Noise

The proposed use is not anticipated to generate any continuous airborne sound with a sound intensity in excess of 50 dBA with the exception of the heating, ventilation and air conditioning system (HVAC).

The area adjacent to project site will experience a temporary increase in noise levels during the construction phase. Specific projects such as demolition, clearing, grading, paving and structural enhancements are all activities known to produce high noise levels. Equipment such as bulldozers, scrapers, backhoes, graders, loaders, cranes and trucks will be used in the construction but are subject to construction noise specifications. Construction noise levels for residences and commercial/light industrial establishments can reach 90 to 95 dBA during some phases of construction. Although there will be temporary noise as a result of this project, construction will be limited to daylight hours and will be kept to a minimum whenever possible.

9. Lighting

The proposed project will utilize high efficiency lighting throughout the site in accordance with Illuminating Engineer's Society (I.E.S.) and Township of Clark Standards. No spotlights or other types of artificial lighting are anticipated to create sky reflection, glare or be directed beyond the property lines or exceed the Township lighting ordinance requirements.

A computer-generated lighting analysis has been prepared and presented on the lighting plan for the project meeting the Township requirements. The lighting plan provides the results of the analysis in the form of a grid, with each point in foot-candles.

10. Construction Schedule and Techniques

All construction activity within the site will be restricted between the days and hours allowed by the Township. Construction activities associated with the project include demolition, site clearing, grading and excavation within the previously disturbed/non-disturbed areas in order to accommodate the proposed improvements. Also, implementation of the Soil Erosion and Sediment Control Plan will reduce impacts to onsite soils, adjacent properties and water courses. This would include installation of silt fencing and/or staked hay-bales around the limits of construction, inlet protection and stabilize construction pad.

11. Geology/Soils/Slopes

The implementation of this project will not result in adverse impact on the geologic resources of the area. Based on current plans, construction activities associated with the project include demolition, site clearing, grading and excavation to accommodate the proposed improvements. A majority of the disturbance would likely be contained within the upper most layers of surficial material and the bedrock will not likely be encountered and impacted by the proposed project.

The soils contained within the site are 43.2% classified as "HatB", or Haledon-Urban Land-Hasbrouck Complex, with 0 to 8 percent slopes, and 56.8% "UR", or Urban Land.

The proposed project will have the previous area around the parking lot be graded to direct runoff.

12. Natural Features

12.1 Groundwater

The project area is not located in the wetlands, or flood hazard areas. Therefore, no adverse effect to the groundwater resources is anticipated.

12.2 Surface Water

The site does not contain any onsite surface water.

12.3 Prime Farmland

No prime farmland is present within or around the site.

12.4 Mature Forest/Vegetation

The site does not contain forested areas within or around the site. The project proposes to plant deciduous and evergreen trees and shrubs within the site.

12.5 Wildlife

The site does not contain wildlife within or around the site. Any endangered species habitat areas nearby will not be effected.

12.6 Historic Sites, Open Space, Aesthetic Character

There are no known natural heritage priorities and historic sites and structures present on or adjacent to the property.

12.7 Environmentally Stressed Areas

The site does not contain environmentally stressed areas within or around the site.

13. Community Concerns

The proposed project will not cause any adverse effects to the public health and safety. Any school, emergency service, municipal service, or adjacent property owners will not be negatively impacted by the project.

14. Necessary Permits/Approvals

The following permits may be required or have been obtained for the project:

- Clark Township Planning Board Approval;
- Somerset County Planning Board Approval;
- Somerset-Union Soil Conservation District, Erosion and Sediment Control Permit; and
- Local Construction Permits.

15. Conclusion

As per the performance standards in the Township of Clark ordinance, the development of the subject property, as proposed, is not predicted to have any detrimental impacts to surrounding areas or the general public. The proposed development will create a more aesthetically pleasing use at the site and will continue to provide a convenient service to the residents of the Township.

Unavoidable temporary impacts associated with project construction could include diminished air quality, increased noise levels, increases in traffic, and possible soil erosion. Unavoidable permanent adverse environmental impacts associated with project could include introduction of additional impervious surfaces (proposed building, asphalt parking areas) on a site that presently contains mostly pervious surfaces. Mitigation measures for these unavoidable impacts are implemented to ensure impacts are not significant.

The proposed project represents the most appropriate utilization of the project site given the current zoning and surrounding land uses. The project was designed to minimize significant impacts to environmentally sensitive areas on the project site. This environmental impact statement concludes that the majority of the impacts associated with the proposed project are minor in their nature and that the adverse environmental impacts that do exist, are minimal and are being handled in the most appropriate manner.

16. Preparer's Qualification & Certification

Following are the key personnel by discipline involved in the report preparation:

Site Plans and Environmental Report

Mr. Adnan A. Khan, P.E., C.M.E.

New Jersey Professional Engineer

Exhibit D

	A	B	C	D
1	Cost Estimate			
2	Project Location:	Clark NJ		
3	Project Acreage:	1.922		
4	Proposed Building GSF	95,839		
5				
6		<u>Land/Acquisition Costs</u>		<u>Cost/GSF</u>
36		Land Costs & Due Diligence	3,000,000	\$31.30
37		Total Land/Acquisition Costs	3,000,000	\$31.30
38				
39		<u>Soft Costs</u>		
69		Soft Costs	978,080	\$10.21
70		Total Soft Costs	978,080	\$10.21
71				
72				
73		<u>Building Hard Cost</u>		
80		Building Hard Costs	8,625,510	\$90.00
81		Total Building Hard Cost	8,625,510	\$90.00
82				
83		<u>Contingency Fee</u>		
84		Contingency	350,000	\$3.65
85		Total Contingency Fee	350,000	\$3.65
86				
87		<u>Deal Costs</u>		
93		Carry & Financing	1,396,410	\$14.57
94		Total Carry & Financing Cost	1,396,410	\$14.57
95				
96				
97		Total Project Cost	14,350,000	\$149.73

Exhibit E

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

27-29 WESTFIELD AVENUE LLC
0450119934

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 11/16/2016 and was assigned identification number 0450119934. Following are the articles that constitute its original certificate.

1. **Name:**
27-29 WESTFIELD AVENUE LLC
2. **Registered Agent:**
MIKE KHODA
3. **Registered Office:**
148 MCFARLANE ROAD
COLONIA, NEW JERSEY 07067
4. **Business Purpose:**
REAL ESTATE HOLDING
5. **Effective Date of this Filing is:**
11/16/2016
6. **Members/Managers:**
MIKE KHODA
148 MCFARLANE ROAD
COLONIA, NEW JERSEY 07067
7. **Main Business Address:**
148 MCFARLANE ROAD
COLONIA, NEW JERSEY 07067

Signatures:

MIKE KHODA
AUTHORIZED REPRESENTATIVE



Certificate Number : 4023986422
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/ISP/Verify_Cert.jsp

IN TESTIMONY WHEREOF, I have
hereunto set my hand and
affixed my Official Seal
16th day of November, 2016

A handwritten signature in ink, appearing to read "Ford M. Scudder".

Ford M. Scudder
State Treasurer