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## ENVIRONMENTAL IMPACT STATEMENT

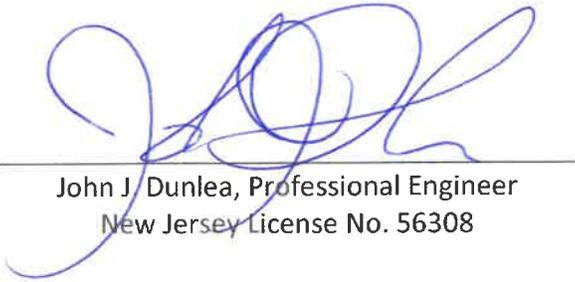
FOR

**CHARLIE O'CONNOR PARK**  
**NEW PLAYGROUND FACILITY AND PASSIVE RECREATION IMPROVEMENTS**  
GREEN ACRES GRANT 2024

**BLOCK 717, LOT 17**  
BOROUGH OF DUMONT  
BERGEN COUNTY, NEW JERSEY

PROJECT NO.: DUMOADM24.001  
DATE: January 17, 2024

**THE NEGLIA GROUP**  
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## TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGE</b>
1.0 INTRODUCTION - DESCRIPTION OF PROPOSED PROJECT	3
2.0 ENVIRONMENT INVENTORY	3
a) Vegetation	3
b) Wildlife/State and Federal Threatened and Endangered Species and Critical Habitats	3
c) Geology, Topography, and Soils	4
d) Water Resources/Hydrology	4
e) Historic/Archaeological Resources	4
f) Transportation/Access to site	4
g) Adjacent Land Use/Surrounding Neighborhood	4
3.0 ENVIRONMENT IMPACT ANALYSIS	4
a) Affected Resources and Significance of Each Impact	4
b) Short-term and Long-term Project Impacts	4
c) Anticipated Increase in Recreation and Overall Use of Site Overtime	5
d) Adjacent Environmental Features that may be Affected by the Proposal	5
e) Project Permits and Status	5
f) Sea Level Rise	5
4.0 ALTERNATIVE TO THE PROPOSED ACTION	5
5.0 MITIGATING MEASURES	5
6.0 AUTHORS AND QUALIFICATIONS	5

## APPENDICES

<b>APPENDIX</b>	<b>DESCRIPTION</b>
APPENDIX A	AUTHOR'S RESUME
APPENDIX B	SITE PHOTOGRAPHS
APPENDIX C	AERIAL EXHIBIT
APPENDIX D	TAX MAP EXHIBIT
APPENDIX E	FEMA FLOOD HAZARD EXHIBIT

## **1.0 INTRODUCTION – DESCRIPTION OF PROPOSED PROJECT**

The Charlie O'Connor Park New Playground Facility and Passive Recreation Improvements project proposes to construct a new ADA-accessible playground facility along with a passive recreation area within the Borough of Dumont. The existing park is located approximately 150 feet south of the Lafayette Avenue intersection with New Milford Avenue. The park has an approximate area of 0.65 acres, located on Block 717, Lot 17, per the Borough of Dumont tax maps and is commonly known as 63-99 Lafayette Avenue. The park is within the P, Parks and Public Use Zone. Charlie O'Connor Park is located immediately north, south, and west of residential properties. Overall, the subject property is located within an area consisting entirely of residential uses.

The existing park is currently developed with an asphalt pad, playground equipment, landscaping, trees and fencing. The playground equipment is dated and the existing asphalt pad, which appears to have been utilized as a half basketball court, is deteriorated and not considered usable in its current state.

The proposed improvements for the park include the construction of new playground equipment, aiming to elevate both visual aesthetics and the overall usability of the park, while also ensuring ADA-accessibility of the facility. This includes the provision of ADA-accessible parking spaces and an entrance walkway. In addition, poured-in-place safety surfacing will be installed to maximize accessibility to all equipment. Furthermore, the entire playground area will be enclosed with new fencing to ensure the safety of all users. The project also includes construction of a passive recreation area consisting of a gazebo shade structure and patio area. This area will be connected and accessible to the playground area by way of an asphalt walking path. The construction of the aforementioned improvements involves using contemporary design elements and materials that not only enhance the area's general accessibility and usability, but also contributes to a more appealing visual landscape. The new playground and passive recreation design will provide users with better facilities and a more enjoyable experience. Additionally, the proposed new playground equipment aligns with evolving safety standards, ensuring that all users can engage without concerns related to potential injuries or deteriorating equipment and infrastructure. Additional site improvements include landscaping to maximize shade and a stormwater management system to capture stormwater runoff generated by any increase in impervious coverage resulting from the system. The design aims to optimize usability of the park for all users, ensuring that residents and visitors can enjoy an enhanced and versatile recreational space.

The main objectives of the Charlie O'Connor Park New Playground Facility and Passive Recreation Improvements project is to modernize the park to current standards, provide additional activities for all patrons/residents/visitors, increase the usability of the park, and to provide accessible equipment and quiet areas for all.

## **2.0 ENVIRONMENTAL INVENTORY**

### **a) Vegetation**

Vegetation within the site is minimal, consisting of maintained grass/lawn and shade trees located sparsely throughout the property.

### **b) Wildlife/State and Federal Threatened and Endangered Species and Critical Habitats**

Wildlife within the park includes typical suburban inhabitants such as squirrels, raccoons, birds, and other small animals. The park does not include any state/federal threatened and endangered species or critical habitats, as identified by the NJDEP's Geoweb GIS database.

c) **Geology, Topography, and Soils**

The bedrock geology is made of Passaic Formation Sandstone and Siltstone facies. The lithology is composed of sandstone and siltstone. We note that in accordance with an NRCS Web Soil Survey produced for the site, the soils are generally considered HSG A, which indicates well-drained soils. Furthermore, it is noted that the site slopes from the westerly portion to the easterly portion of the site toward Lafayette Avenue.

d) **Water Resources/Hydrology**

The project site is not within close proximity to any wetlands, canals, water raceways, category one waters, streams, surface water springs, water bodies, water source areas or well head protection areas. The site is within the Hackensack River watershed and the Hackensack, Hudson, and Pascack Watershed Management Area. The project includes construction of a new stormwater management system to manage an increases in impervious coverage resulting from the project.

e) **Historic/Archaeological Resources**

This site does not have any archaeological features. The proposed site is not identified as a State or National Registered Historic Site as per NJ State Historic Preservation Offices.

f) **Transportation/Access to Site**

Charlie O'Connor Park New Playground Facility and Passive Recreation Improvements project is located within the P, Parks and Public Use Zone. The park itself has direct access from Lafayette Avenue, which intersects New Milford Avenue and is within close proximity to major and minor arterial roadways.

g) **Adjacent Land Use/Surrounding Neighborhood**

As detailed in the report, the park directly abuts Lafayette Avenue. Charlie O'Connor Park is located immediately north, south, and west of residential properties. The entire surrounding area mainly includes residential neighborhoods consisting of single, two- and multi-family residential uses.

### 3.0 **ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

a) **Affected Resources and Significance of Each Impact**

The proposed project will have limited if any impact on any resources. Minimal trees will need to be removed from the site to facilitate construction and all such trees required to be removed will be replaced accordingly. This project specifically involves the construction of a playground facility and passive recreation area within a site that presently includes deteriorated playground equipment and is mainly used for passive recreation. As such, no change to the existing use is proposed.

b) **Short-term and Long-term Project Impacts**

The site does not impact any regulated areas like riparian zones, wetlands, or wetland transition areas. The proposed activities will not cause any adverse secondary impacts to the area in or around the project. The natural overland flow of stormwater on-site will be maintained and any increase in impervious coverage will be managed by way of a proposed stormwater management system.

c) **Anticipated Increase in Recreation and Overall Use of Site Over time**

As noted earlier, one of the project objectives is to increase the usability of the park, over time, by introducing a variety of improvements for all ages and users.

d) **Adjacent Environmental Features may be Affected by the Proposal**

The project will not impact any adjacent environmental features.

e) **Project Permits and Status**

The project will require approved from the Bergen County Soil Conservation District. This application will be submitted upon grant award.

f) **Sea Level Rise**

The improvements will have no impact to sea level rise.

**4.0 ALTERNATIVE TO THE PROPOSED ACTION**

Typically, the Borough of Dumont reviews several alternative options and locations for the construction of a project. Due to the nature of project improvements and the absence of NJDEP regulated areas within or near the project site, this site is well-suited to the improvements and compared to the considered alternate locations for this project. The suburban and residential area surrounding the site and the lack of significant environmental site features allows for the proposed improvements to be constructed without any adverse impacts to the surrounding area or any NJDEP regulated areas. Moreover, it is noted that the general use of the site will not be modified as compared to the existing conditions. This is determined based on the proposed project location, which will not cause any measurable environmental impacts, there are no alternative means or methods to construct the proposed improvements with less environmental impacts.

**5.0 MITIGATING MEASURES / CONCLUSION**

The project will be designed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey as promulgated by the N.J. State Soil Conservation Committee.

As per our environmental impact assessment for the proposed Charlie O'Connor Park New Playground Facility and Passive Recreation Improvements, the project will not result in harmful impacts or negative effects to the natural environment or any existing resources. The intent of the project is to enhance the experience for all park-goers, and to improve usability.

**6.0 AUTHOR(S) AND QUALIFICATIONS**

See Appendix A for the Author's Resume.

## **APPENDIX A**

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### **JOHN J. DUNLEA, P.E., Senior Manager**

Mr. Dunlea joined the Neglia Group in June 2015 and has over eight (8) years of experience in both public and private projects. Specifically, he has been involved in the design, regulatory permitting, and construction management for a variety of projects in both the private and public sector.

Since joining Neglia, Mr. Dunlea has worked on a variety of municipal, county and state engineering projects including roadway construction, water main and force main construction, active recreational park design, golf course improvements, storm drainage improvements and New Jersey Pollutant Discharge Elimination System (NJDES) Permit compliance, as well as municipal planning / zoning board reviews for various project types. He has also worked on site engineering design for retail, residential, multi-use, and commercial development projects. In addition to the above, Mr. Dunlea has experience in preparing NJDEP Land Use Permitting reports for many of these projects.

Featured projects include:

- Original Meadowlands Grandstand Demolition and Site Improvements at Meadowlands Sports Complex, East Rutherford, New Jersey.
- Wood-Ridge Athletic Complex, Wood-Ridge, New Jersey
- Garden Orchard Recreation Complex Phases I-III, Carlstadt, New Jersey
- Liberty Harbor Hotel and Conference Center, Jersey City, New Jersey
- Belleville Municipal Stadium Improvements, Belleville, New Jersey
- The Learning Center Range and 9-Hole Course Renovation Project at Galloping Hill Golf Course, Kenilworth, New Jersey
- Wallington Veterans Memorial Library, Wallington, New Jersey
- 100 State Street Development, Multi-Family Residential Building, Teaneck, New Jersey
- 597 Jefferson Avenue Multi-Family Residential Development, Elizabeth, New Jersey
- James Zadroga Memorial Soccer Field Improvements Project, North Arlington, New Jersey
- Allan Park Softball Field Improvements Project, North Arlington, New Jersey
- 117-119 Bruen Street Residential Apartment Building, Newark, New Jersey
- Joseph Mellino Memorial Little League Field Improvements Project, North Arlington, New Jersey
- Closter – Harrington Park Bridge Replacement, Border of Closter and Harrington Park, New Jersey
- New Jersey Pollutant Discharge Elimination System (NJDES) Permit Compliance and Long-Term Control Plan, Kearny, New Jersey

Education:

- Bachelor of Science in Civil Engineering, University of Massachusetts Amherst, May 2015

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Professional qualifications and associations:

- New Jersey Licensed Professional Engineer (License No. 24GE05630800)
- Stormwater Management Design Review Course
- Member of the American Society of Civil Engineers (ASCE)

Professional Designation:

In addition, Mr. Dunlea has extensive municipal engineering experience. He serves as the firm's municipal engineering representative for the Borough of Park Ridge. He also represents the firm as the Board Engineer for the Borough of Park Ridge Zoning Board of Adjustment and Planning Board and the Borough of Paramus. Over the course of Mr. Dunlea's career, he has also provided engineering testimony as a municipal representative and as a private development expert for many projects and applications.

## **APPENDIX B**

**PHOTOGRAPHS – EXISTING CONDITIONS  
CHARLIE O’CONNOR PARK**



PHOTO 1

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**PHOTOGRAPHS -EXISTING CONDITIONS  
CHARLIE O'CONNOR PARK**



PHOTO 2

**PHOTOGRAPHS -EXISTING CONDITIONS  
CHARLIE O'CONNOR PARK**



PHOTO 3

## APPENDIX C



## APPENDIX D



**Legend**

 Project Area

 Block and Lot

**Appendix D**  
**Tax Map Exhibit**  
**Charlie O'Connor Park**  
**Borough of Dumont**  
**Bergen County, NJ**

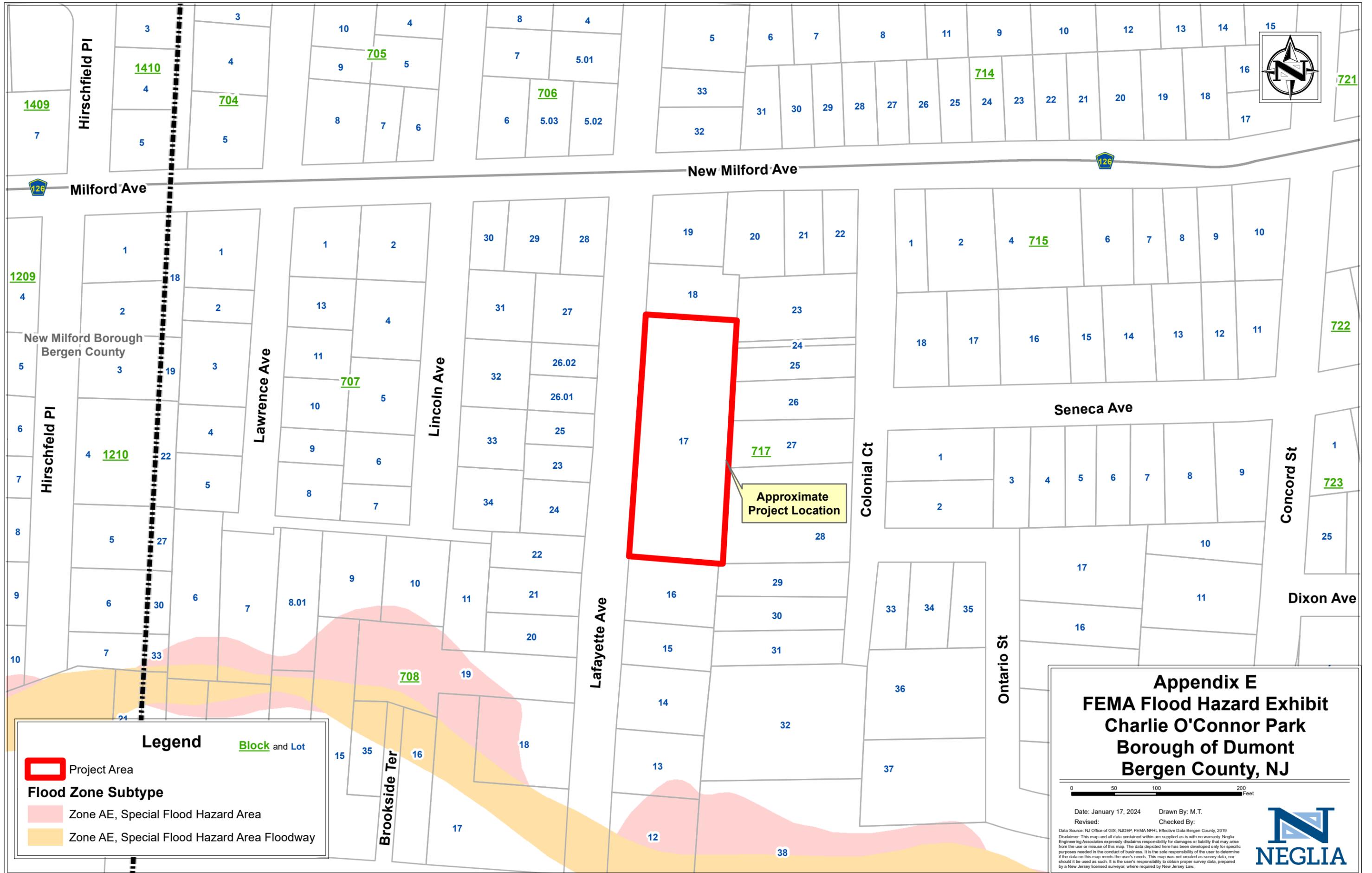
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Date: January 17, 2024    Drawn By: M.T.  
 Revised:    Checked By:

Data Source: NJ Office of GIS, NJDEP  
 Disclaimer: This map and all data contained within are supplied as is with no warranty. Neglia Engineering Associates expressly disclaims responsibility for damages or liability that may arise from the use or misuse of this map. The data depicted here has been developed only for specific purposes needed in the conduct of business. It is the sole responsibility of the user to determine if the data on this map meets the user's needs. This map was not created as survey data, nor should it be used as such. It is the user's responsibility to obtain proper survey data, prepared by a New Jersey licensed surveyor, where required by New Jersey Law.



## APPENDIX E



**Legend**

  Project Area

**Flood Zone Subtype**

- Zone AE, Special Flood Hazard Area
- Zone AE, Special Flood Hazard Area Floodway

Block and Lot

**Appendix E**  
**FEMA Flood Hazard Exhibit**  
**Charlie O'Connor Park**  
**Borough of Dumont**  
**Bergen County, NJ**

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0      50      100      200  
 Feet

Date: January 17, 2024      Drawn By: M.T.  
 Revised:      Checked By:

Data Source: NJ Office of GIS, NJDEP, FEMA NFHL Effective Data Bergen County, 2019  
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Approximate Project Location