



**Environmental Impact Assessment Report**

**Musgrave Park**  
**7 Avenue "C", Block 5, Lot 11**  
**Borough of Freehold, Monmouth County, NJ**  
**February 8, 2023**

A handwritten signature in blue ink, appearing to read 'Vincent Creevy', is written over a horizontal line.

**Vincent Creevy, P.L.S.-Lic. No. 36716**  
**Director of Environmental Services**

A handwritten signature in black ink, appearing to read 'Anthony Maltese', is written over a horizontal line.

**Anthony Maltese, P.E., P.L.S., C.M.E., P.P.-Lic. No. 42579**  
**C.E.O.**

## 1. DESCRIPTION OF THE PROPOSED PROJECT

- a. The park currently has play equipment and benches that are in disrepair and antiquated. We will be renovating the entire park with chess tables, picnic tables, benches, trash receptacles, bike racks, swings and play equipment that will be ADA compliant. The existing sidewalk that is along the park frontage will be removed and replaced. The site will be made ADA compliant. The park will also have additional landscaping added. We will be adding 12 shade trees throughout the park. Approximately 500 cubic yards of earthwork will be required. All disturbed areas will be topsoiled and sodded to minimize erosion. The site is currently treeless. The existing park area is relatively level, based upon past development and will require minimum earth movement.
- b. The objectives of the project are to increase the Park usage which is in an active residential area that will welcome additional use.
- c. The construction for this park will not be phased.

## 2. DESCRIPTION OF THE ENVIRONMENT AND EXISTING CONDITIONS

Musgrave Park is Municipal Park (the site) owned by the Borough of Freehold. It located at 7 Avenue "C", Block 5, Lot 11 i(See Figure-1 Tax Map), 0.33 acres. It is entirely surrounded by residential uses.

The site is currently improved with maintained lawn area, an existing playground with a tot-lot equipment and landscaping around the boundaries. Currently there are no natural wooded areas associated with the site.

- a. Existing vegetation consists of maintained lawn area and landscape plantings.
- b. Wildlife in and around the site was observed local birds and squirrels. A review of available GeoWeb & Landscape 3.3 (See Figure-2) indicates that there are no State or federal threatened or endangered species or critical habitats associated with or nearby the site. Further these sources indicate that there are no wetlands or surface waters on or in the immediate vicinity of the site.
- c. Surficial geology at the site is characterized as Weathered Coastal Plain Formations with exposed sand and clay of Coastal Plain bedrock formations which includes thin, patchy alluvium and colluvium, and pebbles left from erosion of surficial deposits, topography and soils. These are chiefly Pleistocene, locally Miocene and Pliocene.

- d. As previously stated there are no wetlands or surface waters on or in the immediate vicinity of the site and therefore no water resources/hydrology associated with this site.
- d. A review the GeoWeb (See Figure-2) indicates that there are no historic/archeological resources associated with the site. The nearest listed Historic property is the Court Street School, which is located approximately 250 feet northwest of the site.
- e. Transportation to the site is either by motor vehicle or on foot. Access to site is from Avenue "C".
- f. Adjacent land uses are entirely residential. The surrounding neighborhood is primarily residential use a few commercial office uses intermixed.

### **3. ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION**

- a. The greatest direct on-site impact will be the removal and replacement of the existing lawn area with the new grading, playground equipment, chess tables topsoil, sod and landscaping. No trees will be removed as part of this project. As previously stated approximately 500 Cubic Yards of earthwork will be required to complete this project.
- b. The short term impact to the site will occur while the site is under construction due to the previously mentioned new grading, topsoil, sod, playground equipment, chess tables and landscaping. The long term impacts to the environment are expected to be minimal once the construction of the proposed improvements are completed. It is expected that that there will be a modest overall improvement to the local environment due to the introduction of additional shade trees and landscaping. All existing drainage patterns will remain unchanged.
- c. It is anticipated the that there will be an increase in the recreational use of this local park, due to construction of the new playground equipment, ADA compliant features & chess tables. These proposed improvements will replace the current playground features that are in disrepair and antiquated. As most of the existing park use is local and accessed by foot from the surrounding residential neighborhood, it is anticipated that this method of park access will continue and not cause any significant increase in local traffic patterns. It is not anticipated that there will be any significant noise levels in the surrounding neighborhood.
- d. All adjacent properties are currently fully improved residential properties and as such the proposed improvements will have no environmental impacts thereon. Further there will be no disturbance to the adjoining properties
- e. The only construction permits that will be required for the proposed project will a municipal building permit and a Freehold Soil Conservation District Soil and Sediment Control plan permit. No NJDEP permitting will be required for proposed project.

- f. The development will not impact any undisturbed portion of the project site, as the site is clear with the exception of the cleared lawn area and existing playground equipment and benches.
- g. The proposed project will not be impacted by sea level rise.

#### **4. ALTERNATIVES TO THE PROPOSED ACTION**

Lenoir Ave. & Vinyard Parks, both similar in use and size, were considered as alternative sites for upgrading. However both parks have equipment that is in better condition. Further any upgrades to either of the alternative sites would have lead to the removal of trees for any new park upgrades. Therefore Musgrave Park was considered to be the most viable candidate for this proposal due to the fact that the park currently cleared, has play equipment & benches that are in disrepair, antiquated and there are no significant natural features existing on the site. Further the surrounding area is entirely developed with residential properties.

#### **5. MITIGATING MEASURES**

As previously described the greatest on-site impact will be the removal and replacement of the existing lawn area with the new grading, playground equipment, chess tables topsoil, sod and landscaping. These impacts will be mitigated by strict adherence to a Soil Erosion & Sediment Control Plan, reviewed and approved by the Freehold Soil Conservation District.

#### **6. AUTHOR(S) AND QUALIFICATIONS: Vincent Creevy , P.L.S. & Anthony Maltese, P.E., P.L.S., C.M.E., P.P.**

##### **Summary of Experience-Vincent Creevy, P.L.S.**

Mr. Creevy possesses over 30 years of hands-on experience in Land Surveying and Environmental Sciences for public and private sector clients. These services include all environmental permitting, wetlands delineation Environmental Impact Statements and mapping, hazardous material contamination investigation, Phase I site assessments, and all field soil analyses operations and in-house soils laboratory testing.

Mr. Creevy has successfully performed over 750 wetlands delineations throughout the State of New Jersey and has extensive experience in various areas of environmental/land use permitting soils testing, site investigations, soil classification, wetlands delineation, land surveying services, and environmental studies. Mr. Creevy has been qualified as an expert and given environmental testimony at various planning boards throughout the state. Mr. Creevy has also given accredited seminars, approved by the N.J. State Board of Engineers & Land Surveyors, Delaware, New York and Pennsylvania Boards on dendrology, wetlands, CAFRA regulations and permitting for the New Jersey Society of Professional Land Surveyors.

Mr. Creevy has served as the environmental consultant the following municipalities:

- Borough of Freehold-2004 to present
- Borough of Pemberton-2015 to 2022
- Borough of Shrewsbury-2005 to 2007, 2008 to 2014
- Borough of Fair Haven-2005 to 2007, 2008 to 2009

Mr. Creevy also has an extensive background in construction administration services including various municipal, County, State and private development projects throughout New Jersey. This work includes new construction of roads and highways, sanitary sewers and pump stations, potable water systems, site grading, landscaping, as well as soil erosion and sediment control.

**Work experience:**

1977-1984-Thomas M. Ernst & Associates-Land surveying and soils investigations

1984-2005-Abbington Associates, Inc.- Land surveying, Environmental Project Manager, Construction Manager

2005-2014- Cranmer Engineering, P.A.-Director of Environmental Services & Land Surveying

2014 to present-Abbington Engineering, LLC- Partner & Director of Environmental Services

**Professional Registrations:**

Professional Land Surveyor - New Jersey License # 36716

**Professional Affiliations:**

Society of Wetlands Scientists-Passed Member

New Jersey Society of Professional Land Surveyors

**Special Training:**

Rutgers University:

- Methodology of Wetlands Delineation Using the Federal Manual
- Freshwater Wetlands Permitting
- Threatened & Endangered Species
- Advanced Soils & Site Evaluation
- Hydrology of Wetlands
- Hydric Soils
- Wetlands Plant Identification
- Planning Hydrology for Wetlands Construction

### **Environmental & Wetlands Permitting Experience**

- Borough of Fair Haven-Fair Haven Fields PSAI and Soil Testing
- Borough of Fair Haven-Inventory of Parks and Recreational Facilities
- Kozloski Road Extension, Monmouth County-Wetlands Permitting
- Monmouth County Agricultural Building, Freehold Township
- East Freehold Road, Monmouth County- Wetlands Permitting & Flood Hazard Permitting
- CR-537 and Gravel Hill Road, Monmouth County- Wetlands Permitting
- Shafto Road, Monmouth County- Wetlands Permitting
- Route 33 and Shafto Road and Wyckoff Road, Monmouth County- Wetlands Permitting
- Ryders Lane Section 3B, Middlesex County- Wetlands Permitting
- Metlars Lane and South Randolphville Road, Middlesex County- Wetlands Permitting
- Somerset County Parks System, Sommerville- Wetlands Permitting
- Borough of Freehold-Veterans Park & Liberty PSAI and Wetlands Permitting

**More on request**

**Anthony Maltese, P.E., P.L.S., C.M.E., P.P. Resume attached below:**

# Anthony Maltese PE, PLS, PP, CME

Professional Engineer ♦ Professional Land Surveyor ♦ Professional Planner ♦ Certified Municipal Engineer

Email: [anthonym@abbingtonengineering.com](mailto:anthonym@abbingtonengineering.com) Mobile: (908) 910-8907 Hometown: Allentown, NJ 08501

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## PROFESSIONAL EXPERIENCE

### **American Layout & Land Surveying, LLC**

**March 2015 – Present Jackson, NJ & Orlando, FL & Bradenton, FL**

*National Land Surveying firm with a specialization in Construction Layout servicing the Heavy Highway, Commercial, Industrial and Residential construction markets in both the private and public sectors.*

#### **Founder/Chief Financial Officer**

Develop all financial statistical data.

Oversee and make changes to all operational procedures to decrease expenses and increase profits.

Review, negotiate and execute all contractual agreements.

Seek and establish new clientele in new areas we service.

Maintain and develop business relationships with past, current and new clientele.

Search and evaluate the potential acquisitions of other Land Survey firms.

Supervise and direct Account Manager with invoicing, accounts payable and receivable.

#### **Professional Land Surveyor**

Review and execute all Land Surveys for New Jersey and Florida.

Administer the Operations Manager, Project Managers and Field crews.

Provide oversight on an over \$200 million worth of construction projects yearly.

Risk Manage all potential or alleged errors by strategic mitigation.

- Successfully expanded operations into the bordering counties of Pennsylvania, the 5 boroughs of New York City and Florida.
- Improved the estimating department's procedures and lead generation process.
- Increased revenues by 200% in 2016.
- Decreased expenses while increasing productivity.

### **Abbington Engineering, LLC**

**June 2014 – Present Freehold, NJ**

*New Jersey based Civil Engineering firm providing Environmental, Structural, Land Surveying and Site Planning services to both the private and public sectors. Additionally, Abbington Engineering serves as a Municipal Engineer and Professional Planner for Borough of Freehold and the Borough of Pemberton.*

#### **Founder/Chief Financial Officer**

Develop and maintain all financial structure on public and private projects.

Establish Engineering and Construction budgets for all Municipal work.

Compile, review and execute all contractual agreements.

Supervise and direct Account Manager with invoicing, accounts payable and receivable.

#### **Professional Engineer, Land Surveyor, Planner & Certified Municipal Engineer**

Borough of Pemberton Municipal Engineer

Designed and reviewed numerous residential and commercial projects.

Prepare bid documents and specifications for public projects.

Assist Municipal Engineer in Land Use submittals for completeness and Engineering analysis review.

Performed various Construction Inspections for Municipal and private work.

**PSP Falcon Industries, LLC****September 2005 – 2014 Jackson, NJ**

*New Jersey based Multi-Disciplinary Construction Company formerly providing Design/Build services to both the private and public sectors from Land Surveying to Site Design to Construction. Currently serves as a General Contracting/Construction Management company in the Commercial, Industrial and Residential markets for the private sector only.*

**Founder/President**

Developed the company's estimating, marketing, construction, land surveying and accounting departments.

Built loyalty and trust with all of our employees.

Persistently searched out other business opportunities to expand the company.

Successfully hired and managed over 20 full-time employees.

**General Contractor/Construction Manager**

Constructed a \$4,000,000, 15,000 square foot, residential dwelling in prestigious Colts Neck, NJ.

Constructed Managed an \$11,000,000 Storage Tank Farm Facility in Elizabeth, NJ.

Constructed a \$2,100,000 Glycol Recycling Facility in Elizabeth, NJ.

Constructed and/or renovated totally approximately \$1,000,000 in residential work.

**Professional Land Surveyor**

Performed yearly Construction Layout services to over 200 projects consisting of roadways, bridges, runways, schools, parks/fields, commercial and residential buildings.

Provided Layout services for the most technically advanced shipping container facility project in the world (Global Container Terminals).

Successfully completed a 110-mile clearing project on the Garden State Parkway in less than 60 days.

Highly experienced in Boundary Analysis, Topographic Surveys, As-built Surveys, ALTA Surveys, Flood Certifications, Wetland Delineation Mapping, GIS Mapping and Aerial Mapping.

**Professional Engineer**

Engineered numerous residential, commercial and industrial projects.

**Leon S. Avakian, Inc.****July 2006 – April 2007 Neptune, NJ**

*New Jersey based Engineering firm strictly providing Municipal Engineering and Professional Planning services to the public sector.*

**Review Engineer/Engineer-In-Training**

Reviewed all plans/plats for completeness and compliance for several municipalities.

Calculated many performance bond guarantees for developers.

Performed numerous construction inspections for several townships.

Represented Millstone Township's Engineering Department on a weekly basis to answer public questions.

Engineered all stormwater management and septic design work needed for Municipal projects

Compiled many bid packages with associated construction plans and reviewed all incoming bids.

Surveyed numerous roads for the engineering of roadway improvements.

Surveyed and laid out numerous road programs.

**Abbingtion Associates, Inc.****January 2001 – July 2006 Freehold, NJ**

*New Jersey based Civil Engineering firm that provided Environmental, Land Surveying and Site Planning services to both the private and public sectors.*

**Design Engineer/Engineer-In-Training**

Compiled Feasibility Studies for all incoming site planning projects.

Experienced in grading and designing recharge drainage areas for large sites.

Designed storm, sanitary and water utilities including appropriate profiles.

Managed and organized all plot plan procedures and septic designs.

Engaged in Engineering inspections for a two-year, multi-million-dollar, roadway project in Freehold, NJ.

Knowledgeable in soil boring tests to determine seasonal high water table and suitable soils.

Handled all permeability and percolation certifications.

Directed and supervised CAD technicians to complete jobs in a timely fashion.

Composed many proposals for various engineering projects.

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# LICENSES & CERTIFICATIONS

## Florida

Professional Surveyor and Mapper (PSM)

## New Jersey

Professional Engineer (PE)  
Professional Land Surveyor (PLS)  
Professional Planner (PP)  
Certified Municipal Engineer (CME)

## Pennsylvania

Professional Engineer (PE)  
Professional Land Surveyor (PLS)

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# EDUCATION

**B.E. in Civil Engineering (Minor in Mathematics)**

**September 1999 – May 2006**

Hofstra University • Hempstead, NY

**B.S. Degree in Land Surveying**

**January 2006 – May 2010**

New Jersey Institute of Technology • Newark, NJ

**M.B.A. in Strategic Business Management**

**September 2017 – (Currently Pursuing)**

Hofstra University • Hempstead, NY

# TECHNICAL SKILLS

Proficient in Microsoft Office Suite – Advanced in Excel, Word and Outlook • QuickBooks Software • ArcGIS Software • AutoCAD  
2021 Civil 3D • STACKPro • Trimble, Topcon & Leica Robotics • GPS RTK Equipment

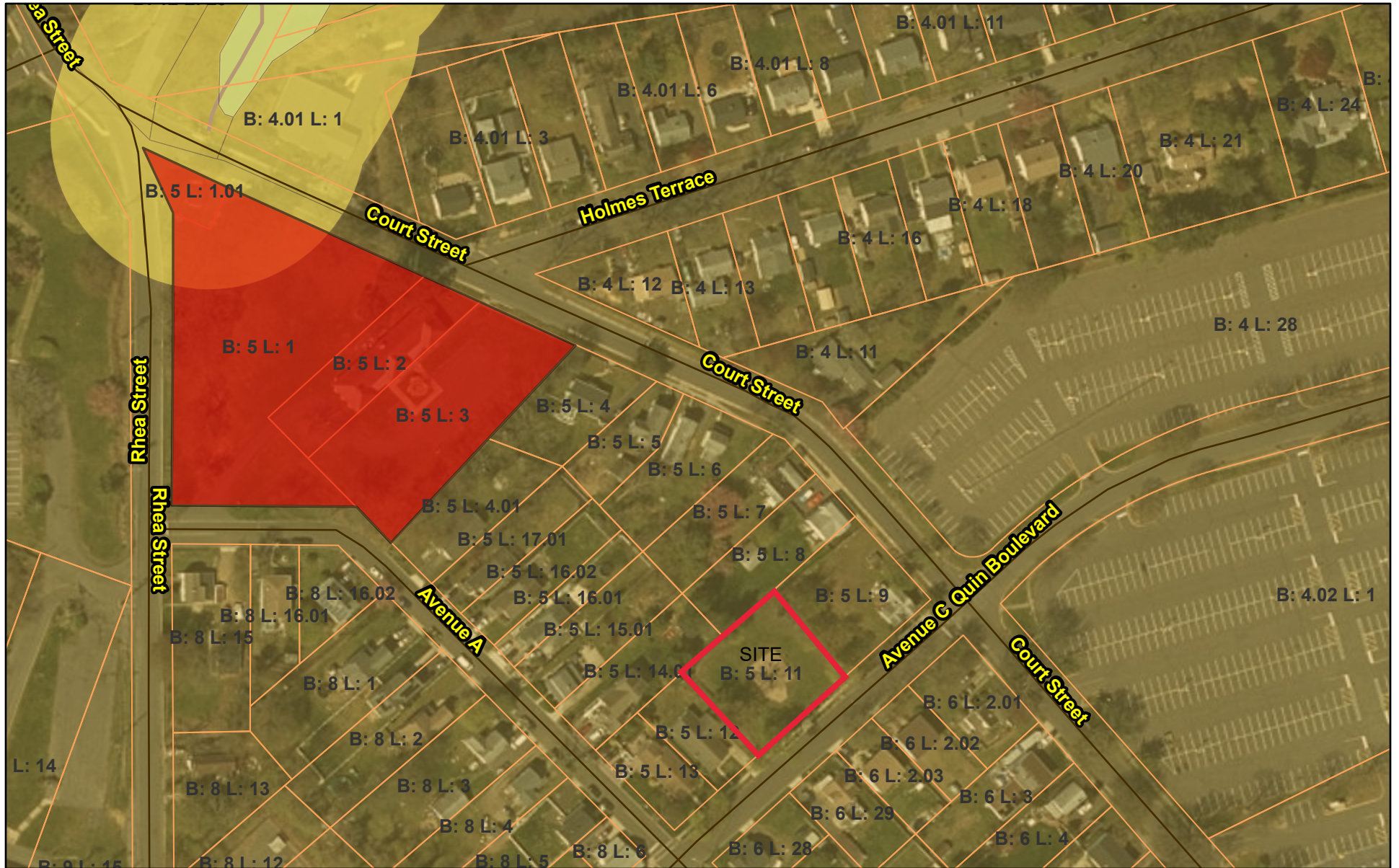
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# ORGANIZATIONAL MEMBERSHIPS

<b>Utility and Transportation Contractors Association (UTCA)</b>	<b>2016 – Present</b>
<b>Florida Surveying &amp; Mapping Society</b>	<b>2015 – Present</b>
<b>New Jersey Society of Municipal Engineers</b>	<b>2015 – Present</b>
<b>Surveyors Historical Society</b>	<b>2013 – Present</b>
<b>National Society of Professional Surveyors</b>	<b>2013 – Present</b>
<b>New Jersey Asphalt Paving Association (NJAPA)</b>	<b>2008 – Present</b>
<b>New Jersey Society of Professional Land Surveyors (NJSPLS)</b>	<b>2006 – Present</b>
<b>Construction Institute (CI)</b>	<b>2005 – Present</b>
<b>American Society of Civil Engineers (ASCE)</b>	<b>2000 – Present</b>
Awarded “Most Outstanding Student Leader” in the Metropolitan Area	2005
Elected President of the Hofstra University Chapter	2004 – 2005
Elected Treasurer of the Hofstra University Chapter	2003 – 2004
<b>Student Government Association (SGA)</b>	<b>2004 - 2005</b>

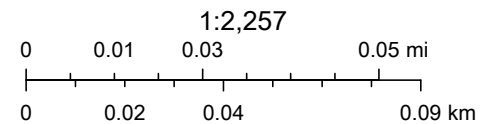


# NJ-GeoWeb **FIGURE-2**



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- |                   |                               |                              |
|-------------------|-------------------------------|------------------------------|
| Wetlands (2012)   | Historic Properties           | Parcels Data (Block and Lot) |
| County Boundaries | Listed INDV                   | Road Centerlines of NJ       |
|                   | Landscape Regions             |                              |
|                   | (3) Piedmont Plains Landscape |                              |



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New Jersey Department of Environmental Protection