CITY OF VINELAND

WHERE IT'S ALWAYS GROWING SEASON

CITY OF VINELAND
DIVISION OF ENGINEERING

ENVIRONMENTAL IMPACT ASSESSMENT

FOR

HOWARD PAGLUIGHI PARK RECREATION IMPROVEMENTS

JANUARY 15, 2026
LAST REVISED JANUARY 29, 2026

PREPARED BY

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TABLE OF CONTENTS

INTRODUCTION

As required by the NJDEP Green Acres Program application, an environmental impact assessment has been prepared in accordance with the required outline of topics to review pertinent environmental information necessary to ascertain the suitability of the site for the proposed development.

DESCRIPTION OF THE PROPOSED ACTION

The City of Vineland is proposed recreational improvements within an existing municipal park (Howard Pagluighi Park) located at 2245 Magnolia Road (Tax Map 52, Block 5223, Lot 2). The project area is currently vacant and is an underutilized previously disturbed section of the park. No expansion of the park footprint is proposed.

The proposed improvements include the installation of an ADA-accessible, senior-friendly outdoor fitness station package consists of 14 units (13 separate stations). The fitness area is anticipated to be covered to allow for multi-season use and to improve accessibility and usability for older adults and individuals with mobility limitations.

In addition, the project includes ADA-compliant upgrades to existing parking facilities located adjacent to the project area, the construction of two pickleball courts, and the installation of a walking track within an existing open area of the park. All improvements will be located within previously disturbed areas and will not require expansion into undisturbed or environmentally sensitive lands.

Project Objectives:

- The design will incorporate multiple uses, providing active recreation opportunities through additional equipment for all ages.
- Address local recreation needs by expanding the park's usefulness to all age ranges.
- Provide a more welcoming environment with appropriate equipment and signage.
- Maintain the existing tree and forested areas on-site.
- Maintain open areas for passive recreational use.
- The design accomplishes redevelopment of an existing recreation facility through upgrade of the existing park.

DESCRIPTION OF THE ENVIRONMENT

The project site is an existing park property that is largely developed and is currently underutilized in the area proposed for improvements. Based on available NJ-GeoWeb Mapping, USDA Web Soil Survey, municipal records, and prior site knowledge, the following environmental conditions apply:

Vegetation
According to the New Jersey Department of Environmental Protection (NJDEP) Division of Fish and Wildlife, Haward Pagluighi Park is located in the "Delaware Bay Landscape" landscape region of New Jersey. Howard Pagluighi Park is comprised primarily of impervious active recreation areas and parking and mowed lawn areas. The project site is an existing mowed lawn area. No trees are proposed to be removed as part of the project. The project area is bordered by impervious driveway or parking areas in all directions.

Wildlife
According to the NJDEP Division of Fish and Wildlife Landscape Project, there are no threatened or endangered species within 300 feet of the proposed project area.

Geography, Topography, and Soils
The project area is located in the Delaware Bay Landscape of New Jersey. The project area is relatively flat, located approximately 90 feet above mean sea level. The project site generally slopes to the east towards Lincoln Avenue.

The United States Department of Agriculture (USDA) Web Soil Survey indicated that the project area soil consists of Aura sandy loam (AugdB), 2 to 5 percent slopes, Northern Coastal Plain. The project area soil is classified in Hydrologic Soil Group "B" and is considered well-drained.

Water Resources/Hydrology
According to NJDEP's NJ-GeoWeb, the entirety of Howard Pagluighi Park is located over the Kirk-Cohansey (kcas) aquifer system, a "B-A"-ranked aquifer (median yield of 250 to 500 gpm) composed of underground, water-saturated layers of sand, fine gravel and some clay-like material. The Kirkwood-Cohansey aquifer is highly permeable with water that is typically fresh, acidic, highly corrosive, and low in dissolved solids. Because it is so shallow, it is easily polluted by fertilizers and other chemical sprays or spilled on the ground surface.

Federal Emergency Management Agency (FEMA) Firm Insurance Rate Maps (FIRM) show the project area to be located in Zone X Flood Hazard Area (outside of the 0.2% annual chance floodplain). Additionally, no wetlands or wetlands buffers are located in the project area.

The City of Vineland averages approximately 48 inches or rain and snow annually.

Historic/Archeological resources
According to NJDEP's NJ-GeoWeb, the proposed project area is not located in a Historic Archaeological Site. Howard Pagluighi is not registered as a historic site and has existing since the early 1980s.

Our proposed development will not impact any undisturbed portions of the project site therefore, a Natural Heritage Database search request does not apply.

Transportation/Access to the Site
Ingress and egress into the proposed project area is from Magnolia Road through existing park driveways.

Adjacent Land Uses
The property is currently owned by the City of Vineland. The property to the west of the proposed park is currently undeveloped. The properties to the north and east are primarily single-family residential. To the southeast and south of the property are a mix of residential and business uses.

ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

Discuss all affected resources and the significance of each impact
The proposed park improvements will be impervious and built on an existing previously disturbed lawn areas. The project will not require tree clearing, wetland disturbance, floodplain encroachment, or alteration of natural drainage patterns. Therefore, no natural resources are expected to be impacted.

Discuss short-term and long-term project impacts
Construction activities will be limited in scope and duration and will follow standard best management practices to control erosion, sedimentation, and construction-related impacts. Short-term impacts are expected to be minimal.

Long-term impacts will include an increase of usage of the proposed park and the inclusion of multiple activities appropriate for persons of all-ages and abilities.

Discuss anticipated increase in recreation and overall use of site over time
The existing park currently includes tennis courts, basketball courts, baseball fields, volleyball courts, and playground areas. The majority of these activities are higher-impact recreation activities not always suitable for seniors or handicapped people. The construction of ADA-accessible, senior-friendly fitness stations, a walking track, and pickleball courts introduces opportunities for low-impact recreational activities. The project is anticipated to significantly increase the usage of the park and provide additional recreational activities not currently available at the existing park.

Identify adjacent environmental features that may be affected by the proposal
There are no adjacent environmental features that will be affected by the proposed park improvements. As a longtime existing park, over 40 years, the topography and soil conditions will require no change to the existing conditions.

The project will also be designed to meet stormwater regulations and address any increased stormwater runoff. Given the nature and location of the proposed improvements, no mitigation measures beyond standard construction practices are required.

List any permits required for project and brief status

- Cumberland Salem Soil Conservation District – No application submitted to date

National Heritage Data Request Forms
The proposed park improvements will be built on previously disturbed lands. The construction will not impact on any undisturbed portions of the property.

Discuss if/how the project may be impacted by sea level rise and any related design considerations
The project area is not expected to be impacted by sea level rise. The project area is located approximately 90 feet above mean sea level and the surrounding area is primarily developed.

As previously mentioned, a review of the FEMA FIRM, Panel 34011C0203E, effective date 6/16/2016 for the City of Vineland, shows that the project area is located within a Zone X Flood Hazard Area (outside of the 0.2% annual chance floodplain).

ALTERNATIVES TO THE PROPOSED ACTION

Identify Alternate Sites
Although the City of Vineland has additional parks and recreation areas where construction is possible, Haward Pagluighi Park provided the most appropriate space and access and was best suited for the construction of the park improvements.

Discuss alternate levels and types of development
Alternative to impervious surfaces for the walking track, fitness area and pickleball courts could include natural grass surfaces, stone, or dirt. However, these alternate surfaces are not appropriate for ADA-accessible and senior-friendly areas and require additional maintenance.

Alternate types of development could include various other recreational activities. However, the existing park already includes a wide variety of higher-impact recreational activities. The proposed improvements represent a lower-impact development that expands the usage of the park to a more senior and differently-abled population.

Compare the environmental impacts of each alternative

Alternative surfaces (i.e. grass, stone, or dirt) would reduce the impacts of stormwater runoff. These alternative surfaces could achieve better infiltration. However, these surfaces would require significant maintenance to maintain an ADA-accessible recreation area.

MITIGATING MEASURES

No adverse impacts are anticipated; therefore, no mitigation measures are required for this project. However, operation and maintenance manuals will be produced for this site to ensure that future adverse environmental impacts are avoided or minimized. Additionally, any disturbed areas will be restored as soon as possible and practically.

APPENDIX A: AUTHOR RESUME AND QUALIFICATIONS

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Vineland, NJ 08362

EDUCATION

Master of Science in Civil and Environmental Engineering — **May 2017**
Bachelor of Science in Civil and Environmental Engineering — **May 2009**
Rowan University, Glassboro, NJ

PROFESSIONAL LICENSES

Professional Engineer, State of New Jersey — **June 2015 – Present**
Professional Planner, State of New Jersey — **January 2016 – Present**
Certified Municipal Engineer, State of New Jersey — **June 2016 – Present**
AICP Planner, American Planning Association — **November 2020 – Present**

WORK EMPLOYMENT

City Engineer — **September 2025 - Present**
Planning Board Engineer & Planner — **May 2021 – Present**
Zoning Board of Adjustment Engineer & Planner — **May 2021 – Present**
Supervising Engineer — **June 2017 – August 2025**
City of Vineland, Vineland, NJ 08361

- Serve as the City's full-time Municipal Engineer, providing engineering oversight and technical guidance for public infrastructure projects, development applications, and municipal capital improvements projects including roadways, drainage systems, utilities, parks, and municipal facilities.
- Review and evaluate site plans, subdivisions, and redevelopment proposals for compliance with the City's Master Plan, zoning ordinance, and land use regulations, and provide recommendations to the Planning Board and Zoning Board of Adjustment.
- Advise municipal officials, boards, and staff on land use planning, ordinance updates, redevelopment efforts, circulation, parking, drainage, utilities, and environmental impacts associated with public and private development.
- Oversee capital improvement projects from concept through construction, including consultant coordination, construction administration, and field inspections.
- Prepare engineering reports, specifications, cost estimates, and technical evaluations to support public works operations, development review, and infrastructure planning.
- Coordinate with county, state, and federal agencies on permitting, regulatory compliance, and grant-funded projects.

Project Engineer — **2010 – May 2017**
Consulting Engineer Services, Sicklerville, NJ 08081
Specific responsibilities include project design, project management, and construction administration. Design experience includes work with residential and commercial site development including stormwater, wastewater, and water systems design.

COMMUNITY INVOLVEMENT

Alternate Member — **2013 – 2017**
City of Vineland Planning Board, Vineland, NJ
Responsible for attending monthly planning board meetings and advising the City Council, City staff and other agencies and boards on matters affecting community development.

APPENDIX B: MAPS AND FIGURES

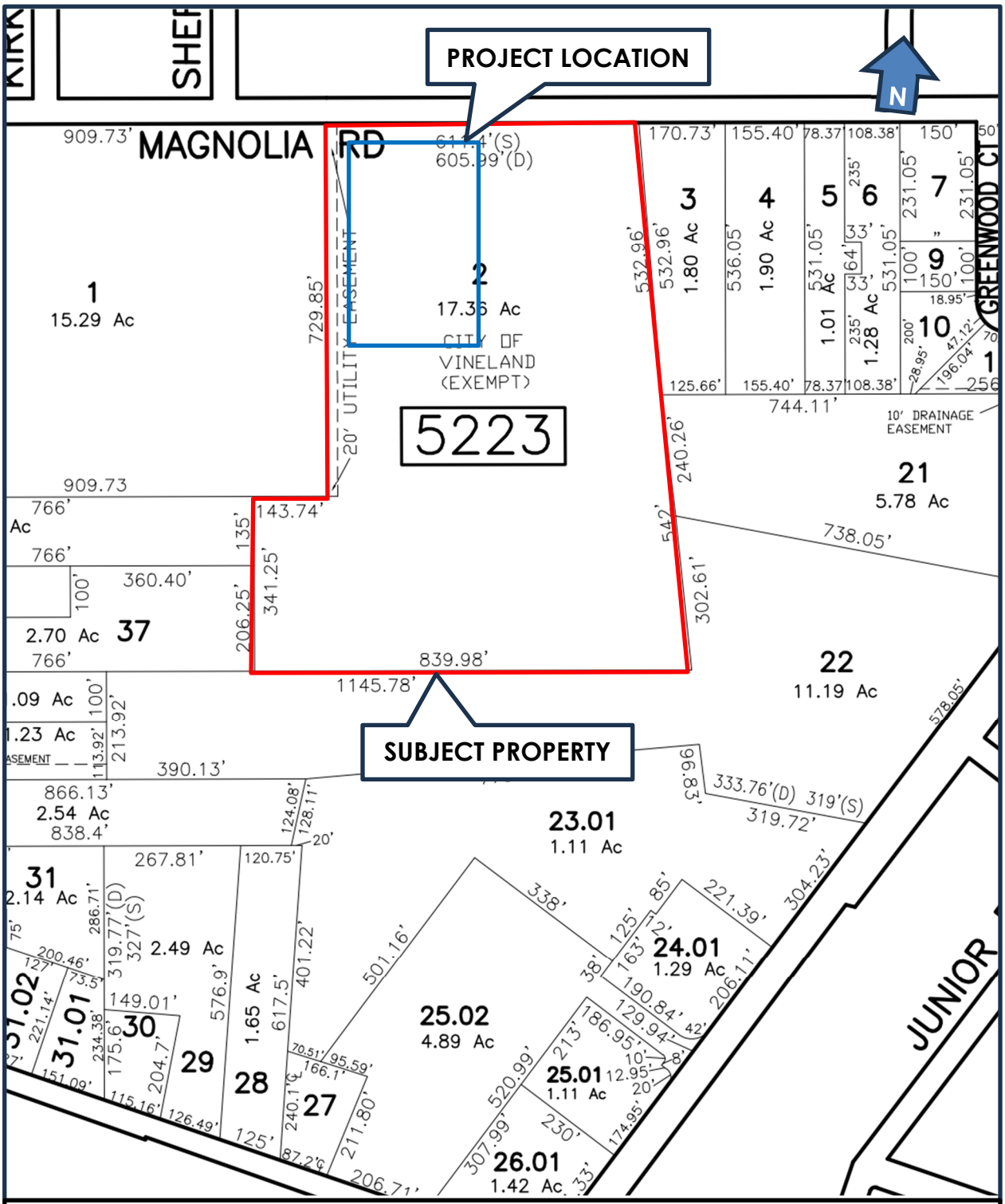


FIGURE 1: TAX MAP

SCALE: NOT TO SCALE
SOURCE: CITY OF VINELAND TAX MAP SHEET 52

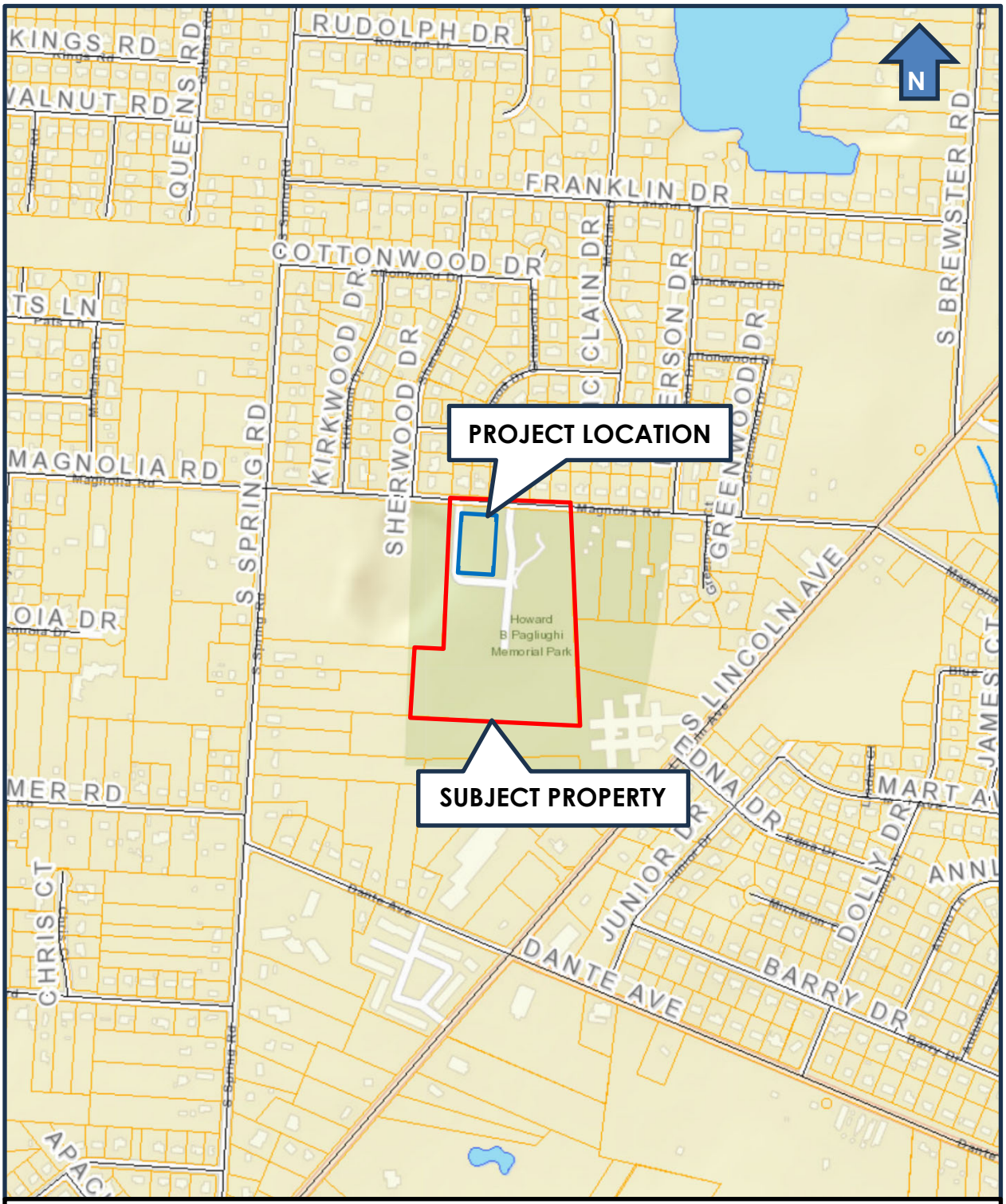


FIGURE 2: ROAD MAP

SCALE: NOT TO SCALE
SOURCE: CITY OF VINELAND GIS

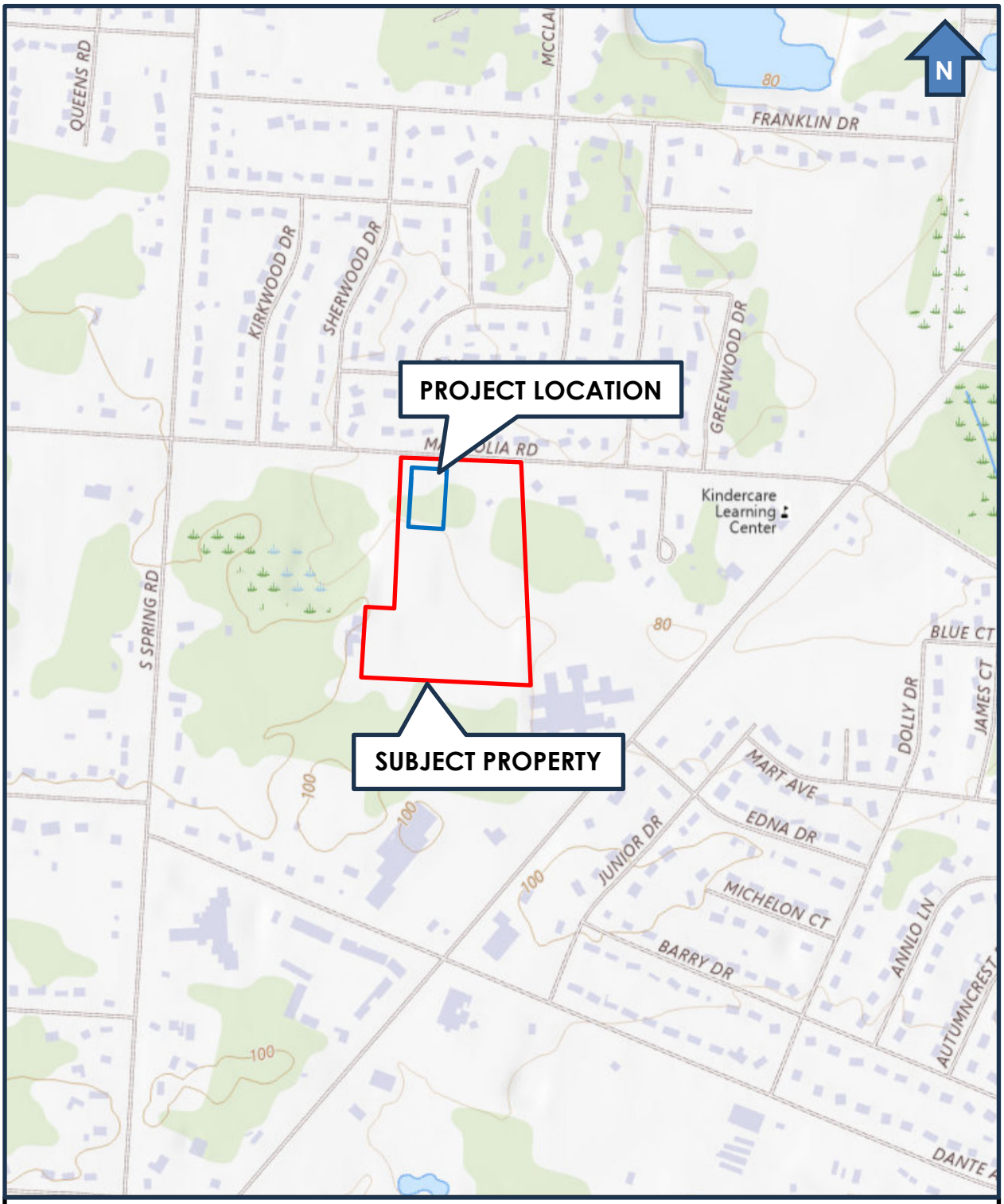


FIGURE 3: USGS MAP

SCALE: NOT TO SCALE
SOURCE: USGS NATIONAL MAP VIEWER

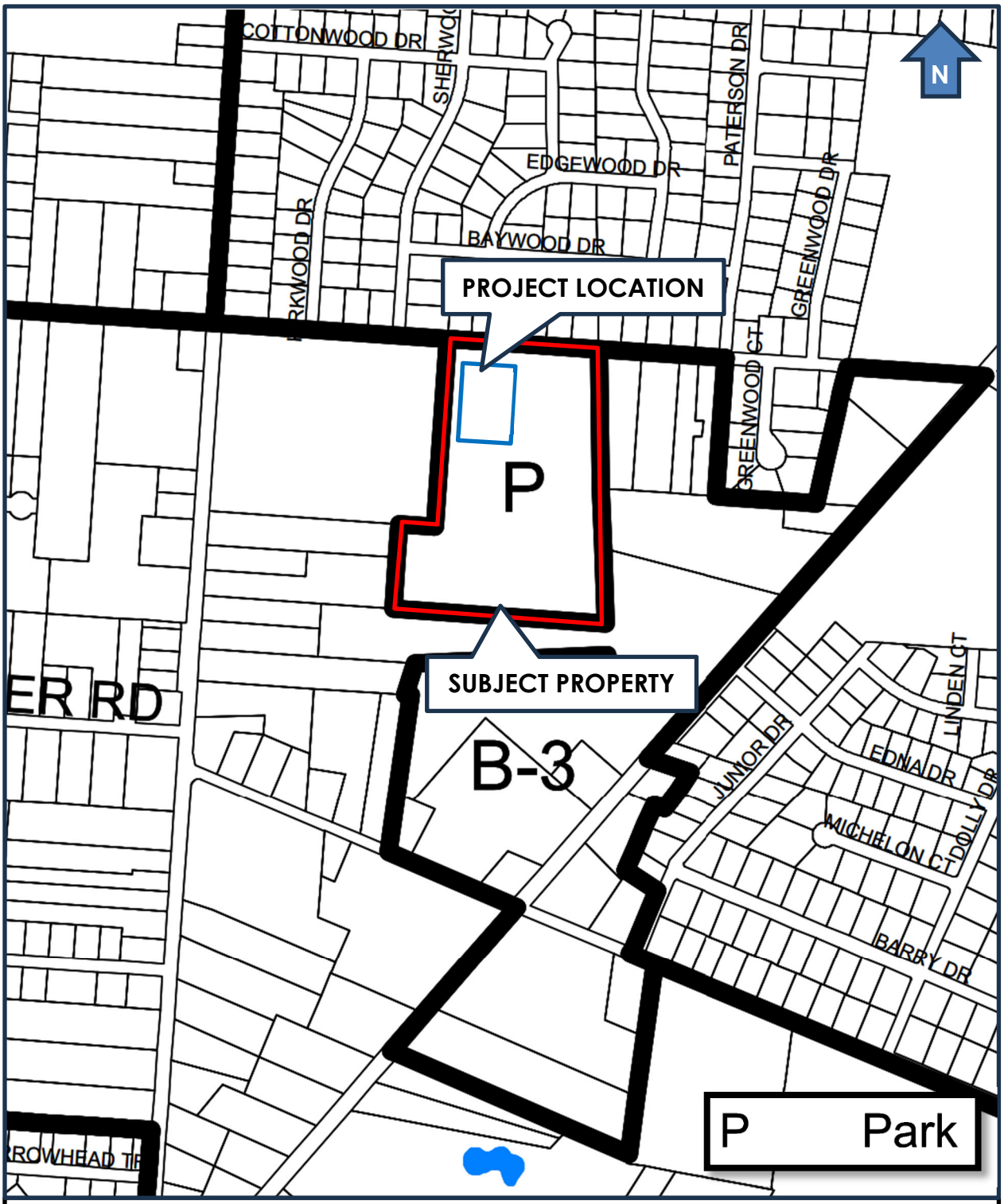


FIGURE 4: ZONING MAP

SCALE: NOT TO SCALE
SOURCE: CITY OF VINELAND ZONING MAP

FIGURE 5: AERIAL MAP

SCALE: NOT TO SCALE
SOURCE: CITY OF VINELAND GIS

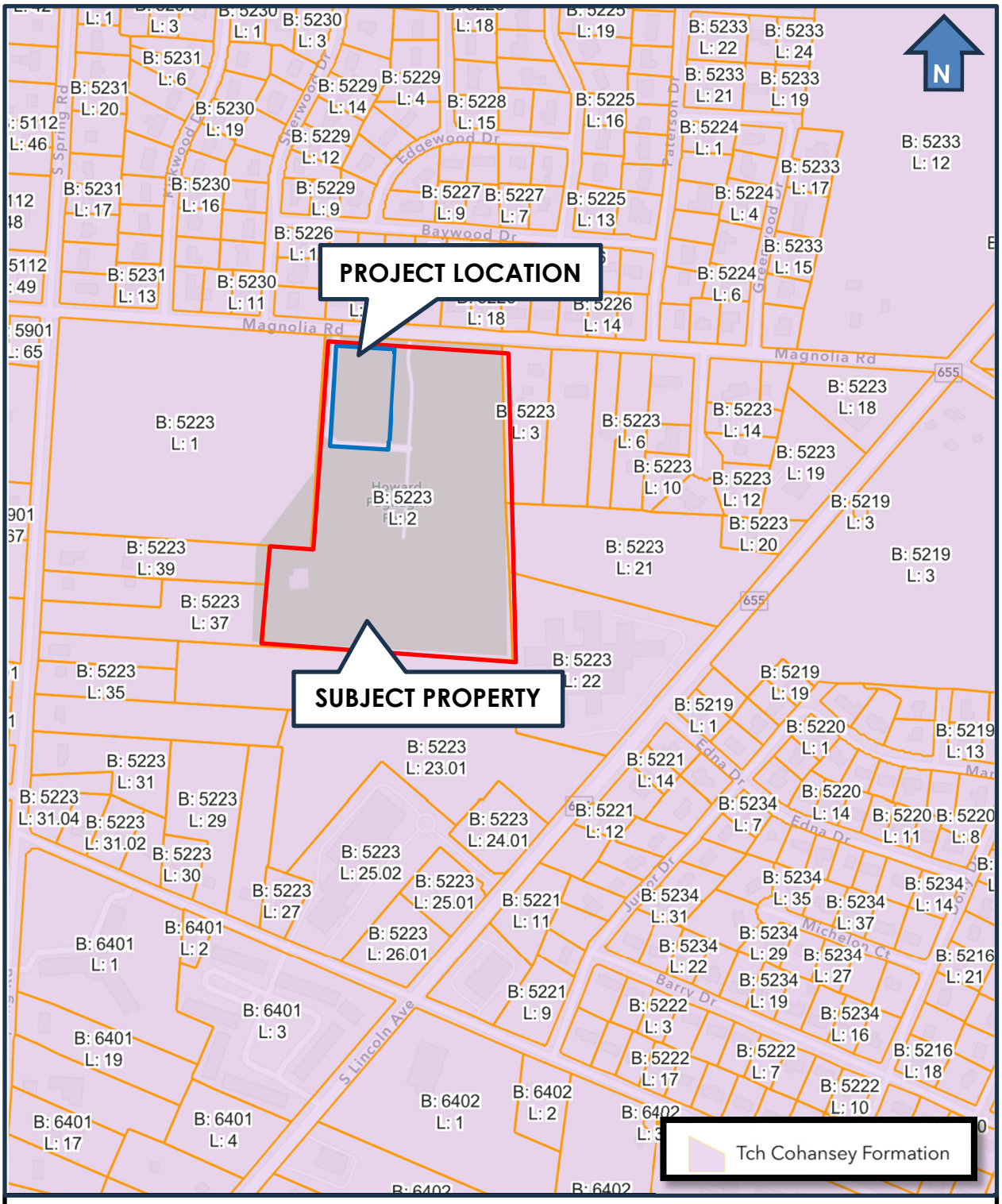
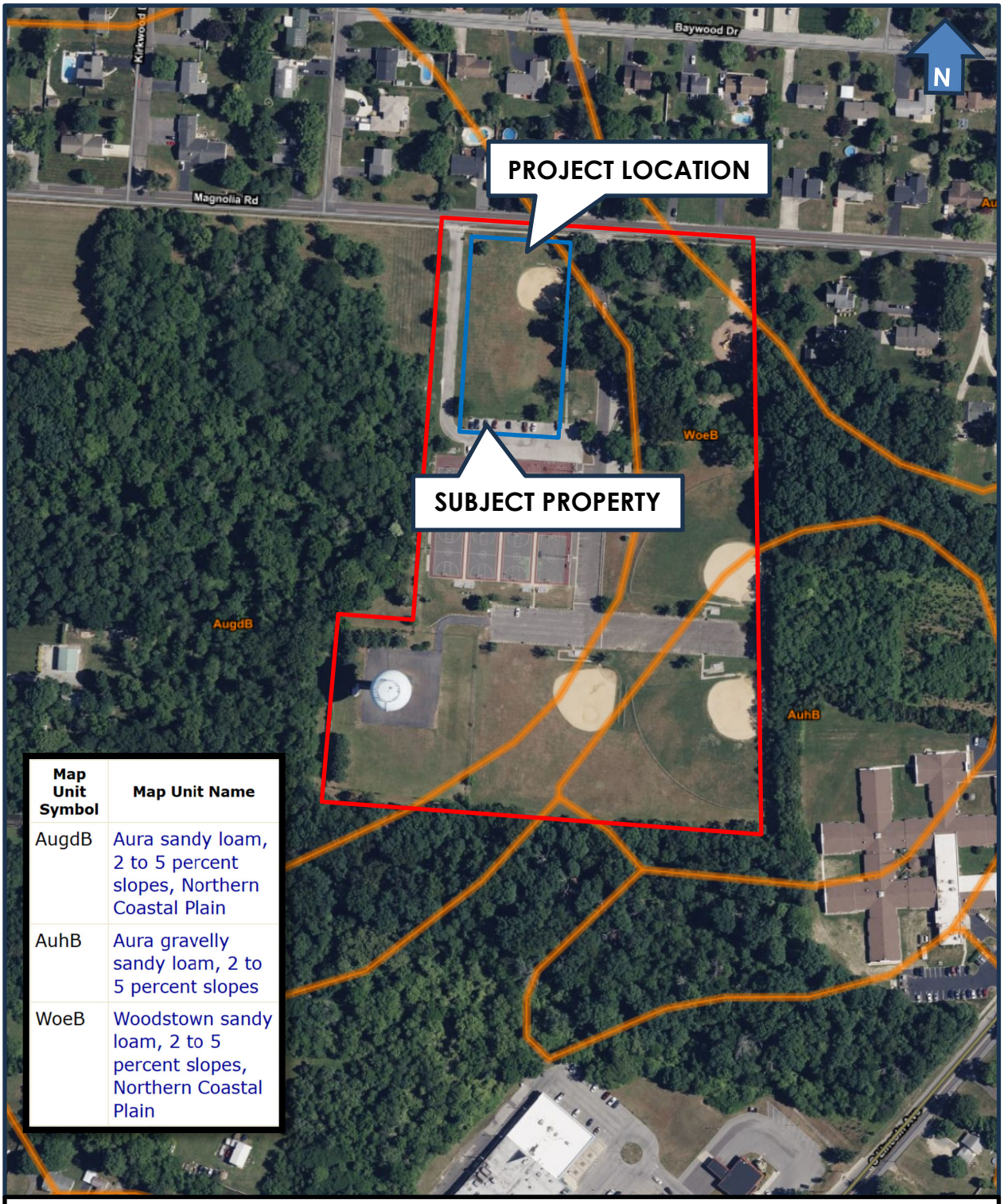


FIGURE 6: BEDROCK GEOLOGY MAP

SCALE: NOT TO SCALE
SOURCE: NJ-GEOWEB



Map Unit Symbol	Map Unit Name
AugdB	Aura sandy loam, 2 to 5 percent slopes, Northern Coastal Plain
AuhB	Aura gravelly sandy loam, 2 to 5 percent slopes
WoeB	Woodstown sandy loam, 2 to 5 percent slopes, Northern Coastal Plain

FIGURE 7: SOIL SURVEY MAP

SCALE: NOT TO SCALE
SOURCE: USDA WEB SOIL SURVEY

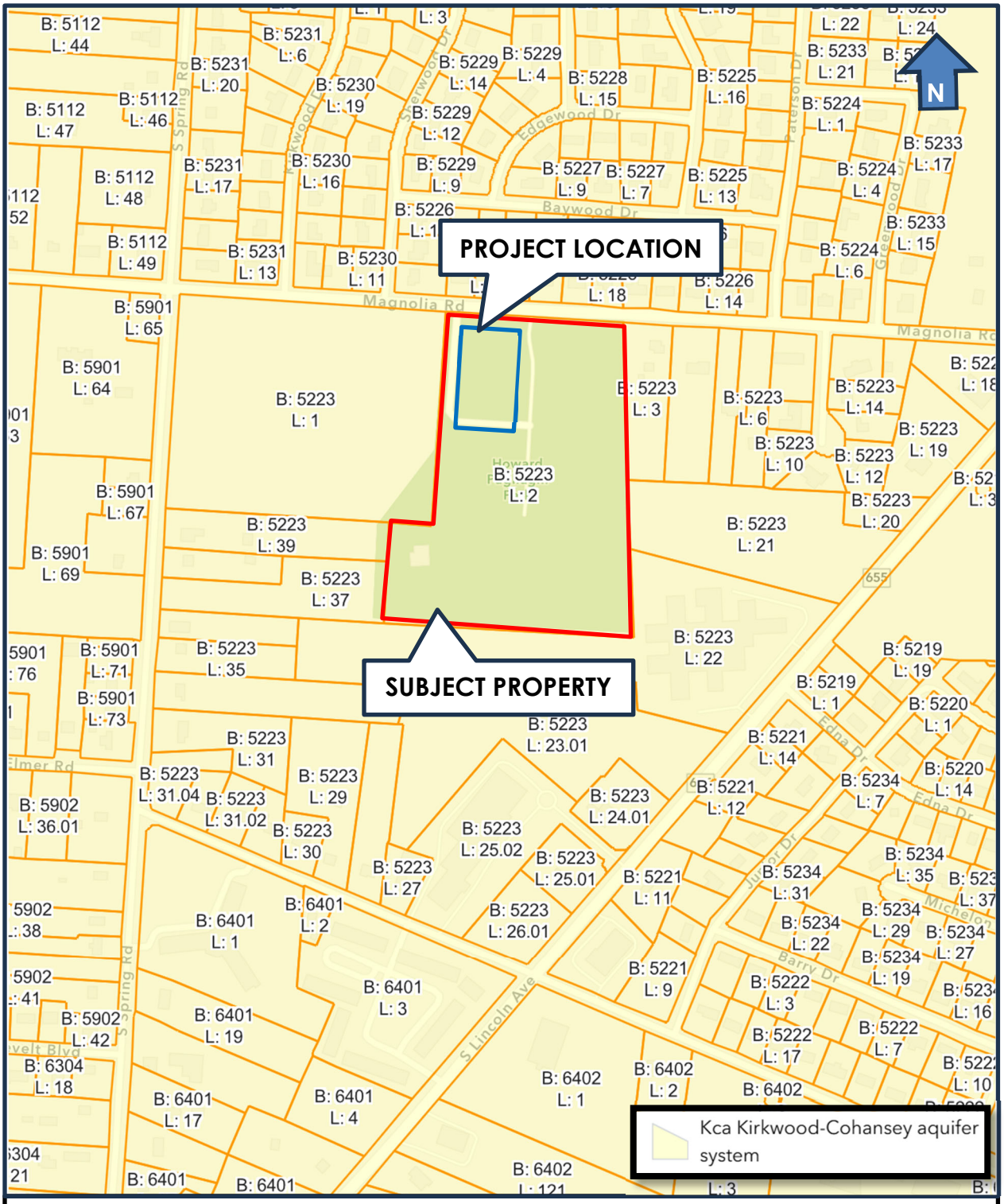


FIGURE 8: BEDROCK AQUIFER MAP

SCALE: NOT TO SCALE
SOURCE: NJ-GEOWEB

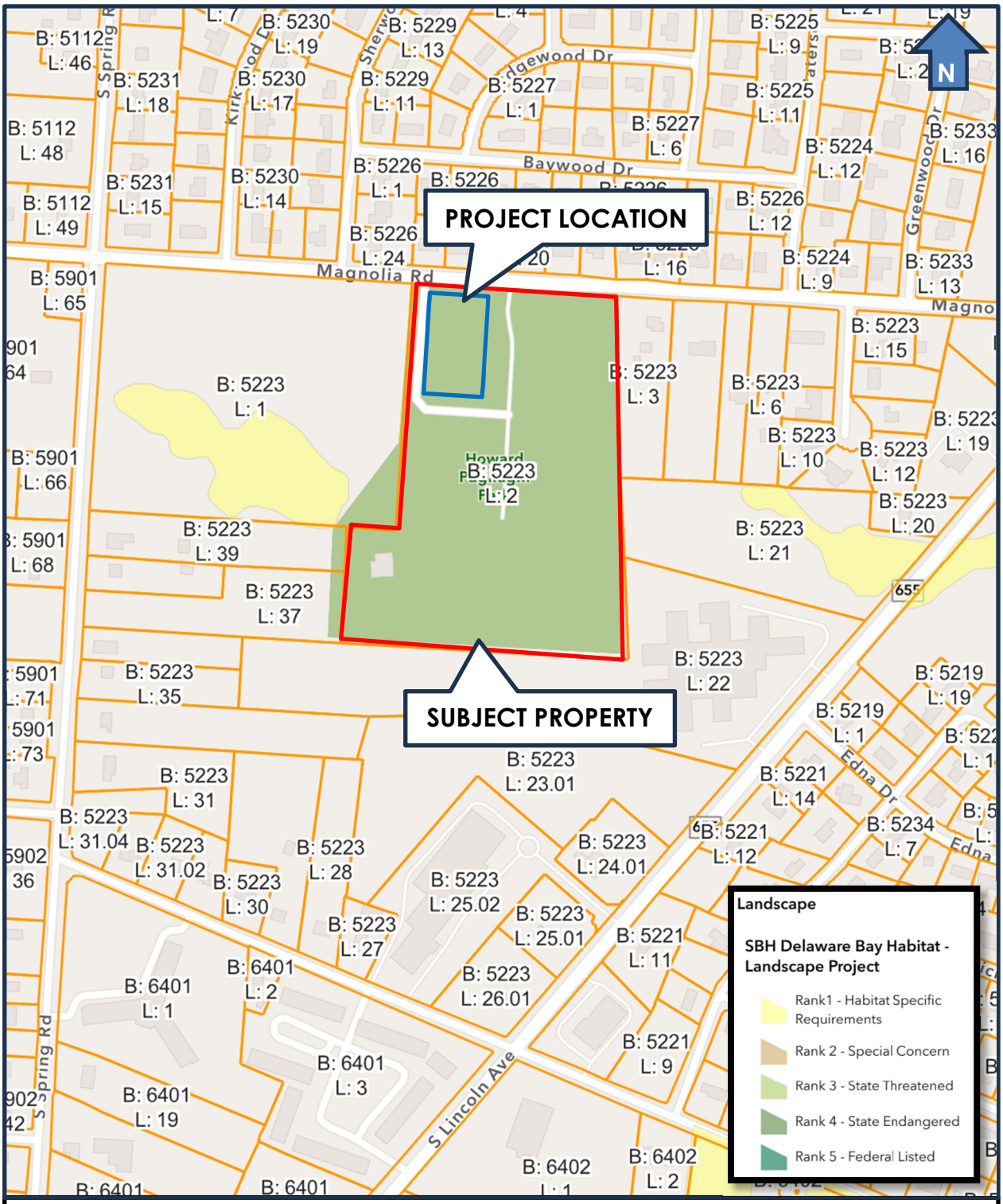


FIGURE 9: LANDSCAPE PROJECT MAP

SCALE: NOT TO SCALE
SOURCE: NJ-GEOWEB

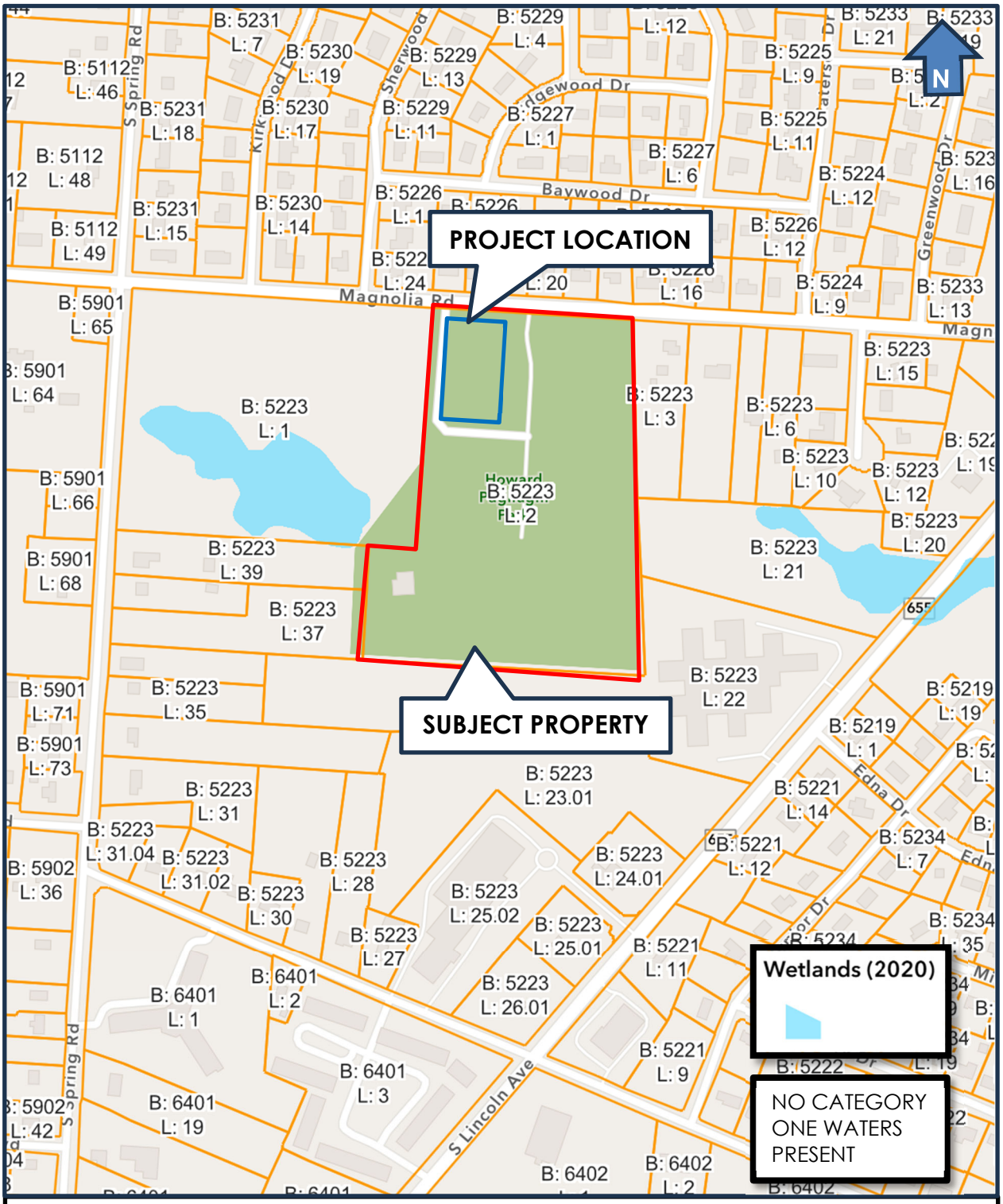


FIGURE 10: STATE WETLANDS & WATERS MAP

SCALE: NOT TO SCALE
SOURCE: NJ-GEOWEB

FIGURE 11: FEMA FLOOD INSURANCE MAP

SCALE: NOT TO SCALE
SOURCE: FIRM MAP 34011C0203E, EFECTIVE DATE 6/16/2026