

# **ENVIRONMENTAL COMPLIANCE STATEMENT**

**IN SUPPORT OF AN APPLICATION FOR  
LEHT PRELIMINARY/FINAL SUBDIVISION APPROVAL &  
A CAFRA CONSTRUCTION PERMIT IN ACCORDANCE WITH NJAC  
7:7-COASTAL ZONE MANAGEMENT REGULATIONS**

## **VENUE AT SUMMERS CORNER**

**BLOCK 286 LOTS 3, 5 & 6  
BLOCK 287 LOTS 5 & 7**

**LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY  
NEW JERSEY**

**APRIL 2025**

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**ARH #50-52918.02**

## **TABLE OF CONTENTS**

		<u>PAGE</u>
I.	EXECUTIVE SUMMARY .....	1
II.	PROJECT LOCATION .....	2
III.	PROJECT DESCRIPTION – SITE DEVELOPMENT SCOPE .....	3
	A. Development Description.....	4
	B. Site Characteristics.....	4
	C. Regulated Activities.....	6
	D. Anticipated Impacts.....	6
IV.	APPLICABLE COASTAL ZONE MANAGEMENT POLICIES – COMPLIANCE STATEMENT .....	7
	A. Subchapter 9 – Special Areas .....	7
	7:7-9.6 Submerged Vegetation Habitat .....	7
	7:7-9.25 / 9.26 Flood Hazard Areas / Riparian Zones.....	7
	7:7-9.27 Wetlands .....	7
	7:7-9.28 Wetlands Buffers / Transition Areas.....	8
	7:7-9.30 Intermittent Stream Corridors .....	8
	7:7-9.31 Farmland Conservation Areas.....	8
	7:7-9.32 Steep Slopes .....	9
	7:7-9.34 Historic & Archaeological Resources.....	9
	7:7-9.35 Specimen Trees .....	10
	7:7-9.36 Endangered or Threatened Wildlife or Plant Species Habitats .....	10
	7:7-9.37 Critical Wildlife Habitats.....	11
	7:7-9.38 Public Open Spaces.....	12
	7:7-9.42 Pinelands National Reserve & Pinelands Protection Area .....	13
	B. Subchapter 13 – Requirements For Impervious Cover & Vegetative Cover For General Land Areas & Certain Special Areas .....	13
	7:7-13.1 Purpose and Scope.....	13
	7:7-13.3 Impervious cover requirements that apply to sites in the CAFRA areas.....	13

**TABLE OF CONTENTS**  
(Continued)

7:7-13.4	Vegetative cover requirements that apply to sites in the CAFRA areas.....	14
7:7-13.5	Determining if a site is forested or unforested.....	14
7:7-13.15	Coastal Planning Areas in the CAFRA Area.....	14
7:7-13.17	Impervious Cover Limits for a Site in the CAFRA Area .....	15
7:7-13.18	Vegetative Cover Percentages for a Site in the CAFRA Area .....	15
C.	Subchapter 14 – General Location Rules.....	15
7:7-14.3	Secondary Impacts .....	15
D.	Subchapter 15 – Use Rules .....	18
7:7-15.2	Housing .....	18
7:7-15.5	Transportation .....	18
E.	Subchapter 16 – Resource Rules.....	19
7:7-16.3	Water Quality .....	19
7:7-16.4	Surface Water Use .....	19
7:7-16.5	Groundwater Use .....	19
7:7-16.6	Stormwater Management .....	20
7:7-16.7	Vegetation .....	22
7:7-16.8	Air Quality .....	22
7:7-16.10	Scenic Resources and Design .....	23
7:7-16.11	Buffers & Compatibility of Uses .....	23
7:7-16.12	Traffic .....	24
7:7-16.14	Solid and Hazardous Waste .....	24
F.	Adverse Environmental Impacts That Cannot Be Avoided.....	25
G.	Minimization of Adverse Impacts .....	26
V.	BIBLIOGRAPHY .....	28

## **TABLE OF CONTENTS**

*(Continued)*

### **APPENDICES**

A. Figures:

1. USGS Quadrangle Map
2. Little Egg Harbor Township Tax / Parcel Map
3. 2022 Digital Ortho Aerial
4. NRCS Soils Map
5. Geology Map

B. Natural Heritage Program Response – September 23, 2024

C. Ground Level Photographs – September 2024, January 28-29, 2025

D. Permit Past/Present Information (State/Township):

- a. NJDEP Permit Letter of Authorization (File 1516-03-0049.1 CAF 040001), dated June 23, 2006
- b. NJDEP Flood Hazard Area Verification – 1516-03-0049.1 LUP240001 dated February 6, 2025
- c. Little Egg Harbor Municipal Utilities Authority Preliminary Resolution

E. Township Tree Plot Investigation

F. Preparer Qualifications

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## **I. EXECUTIVE SUMMARY**

US Home, LLC DBA Lennar, as contract purchaser, proposes a planned Age-Restricted residential development community including 415 units, consisting of one-story single-family units and two-story tri-plex units. The Environmental Compliance Report has been submitted in conjunction with the submission being made to the Township of Little Egg Harbor to meet the requirements for an Environmental Impact Statement (EIS) as well as address NJDEP CAFRA Individual Permit compliance policies (NJAC 7:7). The report has been set up in the manner to meet the required compliance report for NJDEP and incorporates information addressing the requirements of the Little Egg Harbor Township Chapter 215 Land Use Development (215-15.6).

The subject proposal requests authorization in the form of a Preliminary and Final Major Subdivision approval from the Township as well as a CAFRA Individual Permit (IP) to be issued through the State's Coastal Permitting Program. Authorization is sought for the building of a residential subdivision identified as Venue at Summers Corner in Little Egg Harbor Township, Ocean County. The subject property is designated as Block 286 Lots 3, 5 & 6 and Block 287 Lots 5 & 7. The total site area comprises about  $\pm 146.45$  acres based on ALTA/Survey Plan included in the design plan submission and entitled, "ALTA/NSPS Survey Plan for Block 286, Lots 3, 5, & 6 and Block 287, Lots 5 & 7, prepared by Adams, Rehmann and Heggan Associates, Inc. dated August 2024."

The planned age-restricted adult community includes four hundred and fifteen (415) residential units and associated HOA clubhouse along with associated internal roadways, public utilities, stormwater management facilities and recreational amenities. The residential dwelling units shall be situated along internal roads, with two (2) access points from Center Street (County Route 103). The report has been provided in support of the design plans generated for the project, along with supporting reports, and architectural plans.

In accordance with the requirements for stormwater management under section NJAC 7:8, the stormwater management design for this project will include a combination of small-scale infiltration basins, small-scale bioretention basins, drywells and a wet pond. Stormwater runoff will be conveyed to these systems via overland flow and a series of subsurface pipes. The design features will be implemented to mitigate the increase in stormwater runoff and meet applicable State and Local regulations. A separate Stormwater Management Report providing the technical analysis for the proposed stormwater design is provided as part of the application package.

### **Background:**

In prior years (circa 2005) the site was reviewed for a similar age-restricted development consisting of 402 units, with access to Route 9 and Center Street, including similar amenities (ie: clubhouse facility, open space, etc). At that time, the project was Phased with Phase I consisting of 376 units and Phase II consisting of 32 units. A centralized community center (clubhouse) and recreation center were proposed as well. The CAFRA application was reviewed and mediated in a settlement agreement with a Letter of Authorization being rendered under File No. 1516-03-0049.1 dated

June 2006. This was followed by an Amended Township Resolution for Preliminary Major Subdivision in February 2007.

The project proposed incorporates a layout that resembles the original design while incorporating current rules and regulations. The Applicant continues to complete the required due diligence meetings with the Township, County, LEHMUA and NJDEP agencies to present the design and work along with the agencies to provide a comprehensive design package for review and authorization.

A formal pre-application meeting was conducted and organized through the NJDEP Permit Coordination team on February 4, 2025, reviewing the proposal with the various Divisions within the department and input obtained relative to the proposed development. Continued updates with the NJDEP, Office of Permit Coordination has been subject of the application process moving forward.

The project is located within the R-150 Residential Zone and the GB – General Business Zone along US Route 9. Per the rule adoption of March 2025, the NJDEP formally provided acceptance of the new and changed State Plan Policy Map for planning area boundaries and community development boundaries previously approved by the NJ State Planning Commission (NJAC 7:7-13.16). This adoption deleted the previously referenced “Town Center” along Route 9. As the Township zoning district designation remains, the entire site under the Coastal Program has been designed in accordance with the NJDEP CAFRA Suburban Planning Area (PA2) requirements.

The following compliance report incorporates the rules and policy standards described for conformity with all applicable policies and/or rules currently listed in NJAC 7:7 et al. as well as providing necessary information that is required to be addressed by the Township of Little Egg Harbor. The report provided includes a project description, inventory of existing environmental conditions, an assessment of potential impacts associated with the proposed construction, and a description of performance controls designed to mitigate adverse impacts.

## **II. PROJECT LOCATION**

A series of Geographic Information System (GIS) generated graphics have been attached to Appendix A of this report, depicting the project site location and its environmental context. Mapping includes:

- USGS Location Map depicting surface hydrologic features
- Municipal Tax / Parcel Map
- 2022 Digital Ortho Aerial Map
- NRCS Soils Map
- Geology Map

As depicted on the referenced location maps, the site comprises the land area designated as Venue at Summers Corner in Little Egg Harbor Township, Ocean County. The site is situated within a developed section of Little Egg Harbor Township and is proximate to existing commercial and residential uses. It is served by a paved public roadway, Center Street, which is a municipal road under the jurisdiction of Ocean County (County Route #103). As depicted on the 2022 digital aerial, the site lies east of Willis Creek and contains limited freshwater wetlands on the property. Most of the project site currently exists as an oak/pine wooded upland with mountain laurel shrub understory and several dirt paths scattered throughout. The freshwater wetland areas delineated on-site are associated with several isolated features created during past excavation activities. In addition, a deciduous wooded wetlands feature was delineated off-site along Willis Creek stream tributary.

The project site is located within two (2) zoning districts as designated by Little Egg Harbor Township Zoning Map, the General Business Zone (GB), a 10.45 acre portion of the site located just south of US Route 9, and the R-150 Residential Zone on the remaining  $\pm 136$  acres. The entire property is to be developed under the planned retirement community (PRC) conditional use requirements of the R-150 Zone as permitted by the split zoning provisions of the Little Egg Harbor Township Ordinance.

### **III. PROJECT DESCRIPTION – SITE DEVELOPMENT SCOPE**

The Applicant, US Home, LLC DBA Lennar, proposes a “by-right” age restricted planned subdivision development with a total of 415 units, consisting of a mixture of active adult single family homes and tri-plex townhome units. Two (2) access points from Center Street (County Route 103) are proposed to provide ingress/egress to the development. One hundred and ninety-nine (199) one (1) and two (2) story single family units are proposed within the southern portion of the site. The northern portion of the site is proposed with seventy-two (72) two (2)-story tri-plex buildings for a total of two hundred and sixteen (216) units. A centralized  $\pm 8265$  SF community clubhouse is proposed, along associated parking area, multi-purpose rooms, and other gathering space amenities. Based on the Architectural plans provided to the Township the following is a breakout of residential units by model type proposed.

<b>Type of Unit</b>	<b>Square Footage</b>
<b>Active Adult Single-Family</b>	
Belmont Model	$\pm 2,913$ SF
Montauk Model	$\pm 1,718$ SF
Saratoga Model	$\pm 1,671$ SF ( $\pm 613$ SF for optional second floor)
Merion Model	$\pm 1,936$ SF ( $\pm 643$ SF for optional second floor)
<b>Single-Family Attached</b>	
Providence Model	2,061 SF
Oakville Model	1,997 SF

Stormwater drainage areas have been designed to meet current regulations under NJAC 7:8, and preservation of special areas has been key to the design of the proposed development. The dwelling units propose design features (including plumbing fixtures), and construction techniques aimed at meeting building codes requirements. In addition, EV charging stations will be offered at each unit along with available charging stations at the community clubhouse parking area.

As identified, the site is located in the Township designated R-150 Residential District and GB General Business District, Sheet 2 of the design plan set provides bulk standards and requirements related to the development. In addition, the site is also identified as the Suburban Planning Area (PA2) per the State Planning Area for Coastal Zones and proposes to meet the requirements under this planning area. As previously indicated, the removal of the Coastal Town Center from a portion of the site closest to Route 9 has occurred however, the design incorporates the requirements of the PA2 Coastal Zone.

### **A. Development Description**

The total project build-out will create four hundred and fifteen (415) age-restricted residential units. As indicated above 199 one and two-story active adult single-family homes are proposed within the southern property area of the project site, with two (2) entrances from Center Street (County Route 103), 72 two-story triplex buildings for a total of 216 units, and several open space lots are proposed to meet stormwater basin design needs, and provide aesthetic amenities including fencing, landscaping, and active walking paths throughout. A community clubhouse is proposed within the central portion of the site offering a recreational building, and active recreation including pickleball courts, along with associated parking area. The passive open space areas shall be provided on segregated lots which will accommodate woodland preservation areas and freshwater wetland/wetland buffer areas. The Community Center / Recreation Complex will also occupy a segregated lot in the approximate center of the site.

Sheet 3 of the submitted design plans, along with the Aerial in Appendix A, depict existing site conditions including the proximity of adjacent Willis Creek, current topography on and adjacent to the site, as well as any existing trees surrounding the project area. Sheet 4 provides an overall of the project relative to the location of the site access ingress/egress from Center Street (County Route 103).

### **B. Site Characteristics**

#### **Vegetation Communities**

The site can be characterized as an undeveloped oak-pine upland community. Limited areas of freshwater wetlands were identified in the southern and western central portion of the site. Several dirt paths are intermixed throughout the forested land. Past excavation activities are evident in several areas associated with past mining operations and remains along the western property boundary. The oak-pine upland community is typical of the local region. The forest community's upper canopy consists of white oak (*Quercus alba*), scarlet oak (*Quercus coccinea*), chestnut oak (*Quercus montana*), sassafras (*Sassafras albidum*) and pitch pine

(*Pinus rigida*). The understory and mid-canopy are dominated by swathes of mountain laurel (*Kalmia latifolia*) but include additional species such as lowbush blueberry (*Vaccinium angustifolium*), American holly (*Ilex opaca*), blue huckleberry (*Gaylussacia frondosa*), bayberry (*Myrica pensylvanica*) and roundleaf green briar (*Smilax rotundifolia*).

## **Hydrology & Freshwater Wetlands**

The closest stream to the site is Willis Creek, with a drainage area of 0.73 mi<sup>2</sup> (467 acres) at Center Street. This waterway is classified as a Freshwater, Class 2, Non-Trout, Saline Estuary (FW2-NT/SE1) waterway according to the Surface Water Quality Standards and drains to a series of coastal tributaries within the same HUC 14 watershed. The site is within the Barnegat Bay Watershed Management Area (WMA 13), the Lower Little Egg Harbor Bay Tributaries watershed (HUC 11: 02040301140), and the Tuckerton Creek (below Mill Branch) sub-watershed (HUC 14: 02040301140030).

Site investigations by ARH Environmental Staff in August 2024 found freshwater wetlands along the southern and western central boundary of the site, notably as isolated freshwater ponds, as well as freshwater emergent wetland habitat. Deciduous wooded wetlands can be found off-site along Willis Creek. Currently a formal application to NJDEP Division of Watershed Management for review of these wetlands is under review.

Because the proximal segment of Willis Creek has not been studied by either FEMA or NJDEP, an NJDEP Flood Hazard Line Verification was submitted and issued on February 6, 2025 (File Number 1516-03-0049.1 LUP240001). A copy of the Verification is included in the report under Appendix D.

It should be noted that as proposed the project construction area does not encroach on freshwater wetlands, wetlands buffer, riparian zones or flood hazard areas.

## **Soils/Geology**

The project site is mapped as underlain by moderate to deep, well drained, sandy soils (Downer, DocBo), Hammonton (HbmB), and Keyport (KemA) series according to USDA NRCS *Web Soil Survey*. The site is also mapped as soil pits, sand, and gravel (PHG) along a portion of its western boundary leading offsite which is based on the historic excavation activities within this area. The majority of the site planned for residential development consists of 0-5% gentle to moderate slopes. There are a few isolated steep slopes ( $\geq 15\%$ ) within the project boundaries that are associated with isolated historic excavated areas and knoll features, however these areas are not proposed for development as they exist within the wetland/wetland buffer areas of the project site.

Site subsurface exploration was conducted by Geo-Technology Associates (GTA) in July of 2024 and March/April 2025. Investigations found predominately sand textures throughout the site containing varying amounts of silt and gravel interlayered with clay and silt. Soil profiles were generally loose in the upper 2 to 6 feet and became medium dense with depth. Groundwater was observed as shallow as 10 feet below the existing ground surface at the time

of the exploration. GTA's soil exploration report is referenced in the Stormwater Management Plan Report provided as part of the submission.

Little Egg Harbor Township's geology is primarily characterized by coastal processes and deposits, including gravel, sand, and silt. According to the NJDEP Land Resource Web, project site is underlain by Cape May Formation (Qcm1 – Unit 1/Qcm2 – Unit 2), made up of sand, minor silt, clay and pebble gravel with very pale brown, yellow, reddish color. Both are part of the early to late Pleistocene geologic age. Bridgeton formation (Tb) is evident along the north portion of site adjacent to Route 9 consisting of sand, clayey sand, and pebble gravel. The remainder of the site is part of the Weathered Coastal Plain (Qwcp). Each of these are identified on the attached Geology Map included in Appendix A.

### **C. Regulated Activities**

Site design has incorporated anticipated buffers based on pre-application discussions and field investigation with the NJDEP review officer from the onsite and offsite freshwater wetland areas depicted on the design plan set. As previously indicated, the Freshwater Wetlands Letter of Interpretation (LOI) (File No. 1516-03-0049.1, FWW240001) remains under review by the NJDEP, and the Flood Hazard Area Verification has been issued (Appendix D). An overall project layout/environmental plan has been included as part of the engineering design plan set, Sheet 4, displaying the project's development elements in relation to environmental features of the site including freshwater wetlands and buffers, woodland preservation areas, and existing topographic features included as part of this submission. Plantings as required as part of the Township Ordinance have been incorporated in the Landscaping Plan set provided.

### **D. Anticipated Impacts**

The site is within a surrounding developed, residentially zoned area where infrastructure and ancillary service costs are minimized due to the proximity of existing development. While the development will generate traffic and domestic waste, these impacts are proposed to conform to its surrounding commercial and residential development. Traffic impacts and proper waste disposal are discussed in sections 16.3 and 16.4 of the report. In addition, the traffic impact assessment has been analyzed in a full report provided as part of the submission package and prepared by Shropshire Associates LLC.

#### **IV. APPLICABLE COASTAL ZONE MANAGEMENT POLICIES – COMPLIANCE STATEMENTS**

This section of the report details the extent of project compliance with applicable policies listed in the current Chapter 7:7 – Rules on Coastal Zone Management and noted at the referenced pre-application meeting. Several of the policies overlap with those of the Little Egg Harbor Township Municipal Land Use Ordinance Section 215 EIS requirements and have been addressed accordingly per section 215-15.6. *NJDEP policies per section NJAC 7:7 which are clearly not applicable to the project type and site area have been omitted from the compliance review.*

##### **A. SUBCHAPTER 9 – SPECIAL AREAS**

**7:7-9.6 – Submerged Vegetation Habitat** – The proposed development activities are not anticipated to generate erosion, or turbidity increases for Willis Creek, located approximately 40 feet south of the site due to preventative measures that will be taken during construction and associated site buffers that have been incorporated in the design. Land surface stabilization and soil erosion and sediment controls will be implemented during construction activities as required by the Ocean County Soil Conservation District and authorized through Certification. In addition, water quality standards have been addressed and incorporated with bio-retention basin areas reducing the direct non-point pollutant runoff to these areas.

**Compliance with this policy is displayed.**

**7:7-9.25 / 9.26 - Flood Hazard Areas / Riparian Zones** – A Flood Hazard Area Verification was applied for utilizing the Method 5 approximation method analysis per NJAC 7:13-3.5 to determine flood hazard area limits in relation to the proposed development. A final flood hazard area elevation of 22.0 was determined (NAVD88). An FHA Verification Application was made and subsequently approved, under NJDEP No. 1516-03-0049.1, and as part of the authorization a 50' riparian zone was established. As depicted on the design plans, a 300-foot buffer has been proposed beyond that which is required from development activities. The approved Flood Hazard Area Verification Plan (attached in Appendix D) depicts the location and extent of mapped flood hazard areas in the vicinity of the project site area.

All proposed development activities will have minimal direct/indirect impacts on the riparian zone associated with Willis Creek flowing west of the project site. To mitigate erosion impacts on the riparian zone and the tributary soil erosion and sediment control measures have been depicted on the design plans Sheets 83 - 86 included as part of the application.

**Compliance with this policy is displayed.**

**7:7-9.27 - Wetlands** – Freshwater wetlands were field delineated by ARH Associates in August 2024. On site wetlands were limited to small areas of the 146.45 acre site, specifically on a portion of Block 286, Lot 3 and Block 286, Lot 5 (0.8 acres), with the remaining wetlands being located off-site to the west and southwest of the site on various offsite Block and Lots, see overall plan Sheet 4. Seven (7) distinct wetland habitats were identified on and adjacent to

the project site. The remaining areas of Block 286, Lot 3, Block 286, Lots 5 and 6, and Block 287, Lot 7 are absent wetlands and remain as designated buffer/preservation areas, and upland areas of the site.

A request for confirmation of the wetland's extent in the form of a Freshwater Wetlands Letter of Interpretation (LOI) application has been submitted to NJDEP, Division of Land Resource Protection and is currently pending, (File No. 1516-03-0049.1). Previously the project freshwater wetlands were approved under an LOI Reissuance (FWW080001). Once the current LOI is authorized a copy will be provided.

Based on the location of the freshwater wetlands and buffers foreseen, as shown on the plans these areas delineated are not anticipated to be impacted based on project design activities avoiding the areas as required. As stated, the final freshwater wetland buffer designations will be provided, once NJDEP LOI approval has been finalized. However, the wetland buffers proposed currently range from 150 to 300 feet and have been designed in accordance with on-site investigations and communication with NJDEP staff.

**Compliance with this policy is displayed.**

**7:7-9.28 - Wetlands Buffers / Transition Areas** – The wetlands buffer(s) associated with Willis Creek tributary wetlands and other onsite wetlands have been incorporated on the plans based on the anticipation of approval of the NJDEP Letter of Interpretation. Buffers designations will be determined in the official NJDEP LOI verification, once issued. Currently there are no activities proposed within the wetland buffers on or within the vicinity of the site. Soil erosion control measures will be implemented to prevent sedimentation to the environmentally sensitive areas, however, as previously noted conservative buffers have been provided to these areas ranging from 150 to 300 feet.

**Compliance with this policy is displayed.**

**7:7-9.30 - Intermittent Stream Corridors** – No perennial or intermittent stream corridors will be impacted as a result of the project activities. To mitigate aeolian and dust erosion impacts on the Willis Creek stream corridor from construction, a 50' riparian buffer has been established, and soil erosion and sediment control measures will be implemented as displayed on design Sheets 83-86. Again, the proposed buffers from the stream corridor area extend beyond those required providing a substantial distance from the stream corridor and development activities.

**Compliance with this policy is displayed.**

**7:7-9.31 – Farmland Conservation Areas** – The project site is mapped as underlain by moderate to deep, well drained, sandy soils (Downer, DocBo), Hammonton (HbmB), and Keyport (KemA) series according to USDA NRCS *Web Soil Survey*. The non-irrigated land capability classification of the mapped soil series are as follows; Downer loamy sand: 2e, Hammonton loamy sand: 2w, Keyport sandy loam: 2w. While these soils have a Class 2 designation (moderate limitations for field crops), with subclass “e” meaning that the main



hazard is the risk of erosion and “w” meaning water in or on the soil which interferes with plant growth or cultivation, the site is not actively farmed. The land coverage of the surrounding area is primarily residential and commercial. Those wooded areas of the site that are not to be developed will be preserved.

**Compliance with this policy is displayed.**

**7:7-9.32 - Steep Slopes** – In the existing condition, the project site exhibits moderate slopes of  $\pm 0 - 5\%$  generally in a northwesterly direction. A portion of the site meets the definition of steep slopes, with existing slopes more than 15%. The steep slope areas are located along the site’s western property boundary associated with the abandoned excavation pits. No disturbance is proposed within these areas, minimizing any potential impacts.

To ensure slope stability is maintained, all applicable soil erosion/ sediment control provisions will be adhered to the best possible extent. Site vegetative stabilization will be conducted as proposed on the Landscaping, and Soil Erosion and Sediment Control Plan (Sheets 83-86) which will be submitted to the Ocean County Soil Conservation District for Certification. Once available, a copy of the Certification will be forwarded.

**Compliance with this policy is displayed.**

**7:7-9.34 - Historic & Archaeological Resources** – In August 2024 (revised September 2024), RGA completed a Phase IA historical and archaeological survey report in support of the proposed project. The Phase IA historical and archaeological survey assessed the APE with high pre-Contact and moderate historic archaeological sensitivity based on the flat terrain, proximity to a water source, the presence of well-drained soils, and proximity of nineteenth-century buildings and roads adjacent to the APE. The Phase IA historical and archaeological survey additionally determined that prior archaeological surveys were conducted in portions of the APE by CRCG in 2004 and by RGA in 2005, which identified no archaeological resources. As a result, a Phase IB archaeological survey was recommended for portions of the APE that were not previously surveyed, totaling approximately 9.94 acres of the 146.45-acre APE. RGA subsequently completed Phase IB archaeological survey fieldwork which included subsurface testing (i.e. shovel test pits) at 50-foot intervals. No pre-Contact artifacts were recovered. A quantity of historic and modern materials were recovered but none are considered to have potential significance.

In addition, based on comments received from the State Office of Historic Preservation (SHPO) during the Pre-Application meeting of February 4, 2025, it was noted that the project area was previously subject to a Phase I archaeological investigation as part of a former CAFRA permit review (HPO Report Series OCE C 672), at which time it was determined that there were no archaeological sites within either Block 286, Lots 3, 5, and 6 or Block 287, Lots 5 and 7. No additional phases of archaeological survey were undertaken following this previous Phase I survey.

SHPO recommended that no additional consideration of historic or archaeological resources was necessary prior to formal permitting for the project as currently designed.

**Compliance with this policy is displayed.**

**7:7-9.35 - Specimen Trees** – The project site is generally vegetated by a mid-successional oak-pine upland community along with a deciduous wooded/scrub-shrub wetlands complex consistent with forest communities situated in the Pinelands Region of the State. A tree plot survey was conducted in January 2025 within five (5) representative 100 x 100 surveyed plots on the property as surveyed by ARH. Appendix E depicts the surveyed location of the five (5) plots completed. Canopy specimens averaged 10-12” DBH (diameter breast height), with the most notably sized individual species outside of this range including a chestnut oak (*Quercus montana*) specimen and pitch pine (*Pinus rigida*) specimen.

Neither of the largest specimens found within the plots approach the 85% circumference of their record species according to the NJ Forest Service Big Tree Map and Registry. Tree preservation of 35% is planned for the “forested” portions of the site meeting the definition of NJAC 7:7, and 5% for the “unforested” portion of the site. The forested areas vs. unforested areas of the site were identified according to the definition of “forested” per 7:7-13.5 and per the Tree Preservation “Table I” under 7:7-13.18 with the Coastal rules. Landscaping plans accompanying the application design plans have incorporated plantings meeting the requirements of the Township Code (Section 215-12.7). In addition, overall design has incorporated the required 35% preservation where required in the designated Suburban Planning Area (PA2) zone for those areas of the site designated as “forested”.

**Compliance with this policy is displayed.**

**7:7-9.36 - Endangered or Threatened Wildlife or Plant Species Habitats** – In order to assess the potential for the project area for listed floral/ faunal species and/or associated habitats, available secondary source information was queried including:

- NJDEP ~ Version 3.3, Landscape Mapping – Review of resource mapping indicates that the entirety of the site has been mapped as potential habitat for Species in Tier 3 (State Threatened Species) and are within one mile for Tier 4 (State Endangered).

NJDEP, Natural Heritage Program (NHP) Database Response – The NHP response dated September 23, 2024, has been included in Appendix B, noting that the area along the project site provides potential habitat for avian species such as black skimmer (*Rynchops niger*), and black-crowned Night-heron (*Nycticorax nycticorax*) as well as amphibian species such as Pine barrens treefrog (*Hyla andersonii*). Additionally, the response lists red shouldered hawk (*Buteo lineatus*), barred owl (*Strix varia*), northern pine snake (*Pituophis m. melanoleucus*) and timber rattlesnake (*Crotalus horridus*) within the immediate vicinity of the site.

The results of a Threatened & Endangered Species Habitat Evaluation Report prepared by DuBois & Associates, dated August/September 2024 found that there were no threatened and endangered plant species located on-site. The site was not found to provide critical habitat for barred owls or red-shouldered hawks. Habitat features associated with the black-

crowned night-heron and black skimmer were not observed on or in the immediate vicinity of the site. The site lacked a large wetland complex and stream corridor on site for timber rattle snakes. As noted in the Habitat Assessment, the following specific studies were recommended as noted below:

1. Overall, forested portions of the site provided suitable roosting and foraging habitat for northern long-eared bats. Seasonal restrictions for the clearing of trees greater than three inches DBH from April 1 to September 30 could be required. This mitigative action should eliminate negative impacts to potential habitat critical to the survival of the northern long-eared bat. A bat study was conducted, and findings have been summarized in the next section of the report.
2. The sandy, upland pine-oak forest habitat meets the minimum requirements for northern pine snake foraging habitat. However, following the permit coordination meeting conducted on 02/04/2025 it was confirmed with the NJDEP Threatened and Endangered species program staff (Kris Schantz, Principal Zoologist) that after review and assessment of the site, that no snake trapline survey would be needed to be conducted at this site.
3. Based on the presence of potential vernal wetlands onsite, further investigation is required to determine whether or not suitable habitat exists on site for the Pine Barrens Treefrog. Studies are proposed to be completed during May 2025 to provide further confirmation of these areas. Even though review of these areas by NJDEP & threatened and endangered species specialists is not complete, a 150-foot buffer from the areas is proposed from development.

**Compliance with this policy is displayed.**

**7:7-9.37 - Critical Wildlife Habitats** – Critical wildlife habitats are specific areas known to serve an essential role in maintaining wildlife, particularly in wintering, breeding, and migrating.

1. Rookeries for colonial nesting birds, such as herons, egrets, ibis, terns, gulls, and skimmers; stopovers for migratory birds, such as the Cape May Point region; and natural corridors for wildlife movement merit a special management approach through designation as a Special Area.
2. Ecotones, or edges between two types of habitats, are a particularly valuable critical wildlife habitat. Many critical wildlife habitats, such as salt marsh waterfowl wintering areas, and muskrat habitats, are singled out as water or water's edge areas.
3. Definitions and maps of critical wildlife habitats are currently available only for colonial waterbird habitat in the 1979 Aerial Colony Nesting Waterbird Survey for New Jersey (NJDEP, Division of Fish and Wildlife). Until additional maps are available, sites will be considered on a case-by-case basis by the Division of Fish and Wildlife.

As the site exists as a wooded area essential for maintaining wildlife, providing ecotones, or edges between two types of habitats, the site is identified as critical wildlife habitat based under this Section. However, as determined in section 9.36 there were several species habitats that did not exist on site per the habitat evaluation completed.

Those studies necessary, including a Bat survey and a tree frog vernal pond study, were determined to be necessary for the site. A Bat Survey was conducted by DuBois in August 2024. The conclusions of those studies can be provided in a report completed by DuBois and Associates. Based on the conclusion of the study several big brown bats and eastern red bats were identified. None of these are listed as State or Federal threatened and/or endangered. Therefore, the results of the 2024 mist net bat survey did not suggest the presence of a summer population of the Federally endangered northern long eared bat on the site.

Pursuant to the Guidelines, if there is no capture of northern long-eared bat, then no further summer surveys are recommended. Based on the absence of this species from our sampling regime, northern long-eared bats are not likely to be present on the site and additional summer surveys are not warranted. Conformance with the threatened and endangered species protection standards of the Coastal Zone Management Rules can be made for the northern long-eared bat.

A May survey is proposed of those areas where the potential for suitable habitat for tree frogs within vernal pond areas is pending. Results of the study will be provided once completed and as previously indicated a 150-foot buffer has been provided from the potential areas of concern.

NJDEP will determine the critical wildlife habitat requirements specific to this site pursuant to this policy. Potential mitigation will be evaluated and determined during the review.

**Compliance with this policy is displayed.**

**7:7-9.38 – Public Open Spaces** – While the land on the site is not currently classified as public open space, there are large contiguous tracts of land which meet the Special Area policies classified under 7:7-9.1(a). These are inclusive of freshwater wetlands, wetland buffers, flood hazard areas, and riparian zones. Based on assumptions for the wetlands delineated and associated wetland buffers, make up approximately +/- 6% of the project site, and await confirmation. The areas will be deed restricted and preserved in accordance with the requirements in the New Jersey Freshwater Protection Act and Flood Hazard rules. The ownership of the open space parcels will be the designated Homeowner's Association established as part of the planned age-restricted community. This will keep an open space available for residents and preserve these special areas for scenic, economic, and natural value as well as retain their function as stormwater run-off catchment areas and wildlife corridors. Stormwater basin areas have been designed to incorporate walking paths within the larger areas as well for passive recreation.

**Compliance with this policy is displayed.**

**7:7-9.42 - Pinelands National Reserve & Pinelands Protection Area** – The project area, while located within the Pinelands National Reserve, has been designated as a Regional Growth Area, where infrastructure currently exists, and development activities are to be encouraged. When formal application is made to the NJDEP for the CAFRA Individual Permit, a copy of the application will be provided to the Pinelands Commission.

**Compliance with this policy is displayed.**

**B. SUBCHAPTER 13 – REQUIREMENTS FOR IMPERVIOUS COVER AND VEGETATIVE COVER FOR GENERAL LAND AREAS AND CERTAIN SPECIAL AREAS**

**7:7- 13.1 – Purpose and Scope** – The site is located within the CAFRA area, and therefore, must display compliance with the applicable impervious cover limits and vegetative cover percentages as discussed in Sections 7:7-13.3 through 13.4 and 13.15 through 13.19 of this report. The site is located within the Suburban Planning Area (PA2) of the CAFRA Coastal Zones. The entire site is also located within an adopted sewer service area as mapped in the Township’s Wastewater Management Plan. As previously noted, in March of 2025 the NJDEP formally provided acceptance of the new and changed State Plan Policy Map for planning area boundaries and community development boundaries previously approved by the NJ State Planning Commission (NJAC 7:7-13.16). This adoption deleted the previously referenced “Town Center” along Route 9. As the Township zoning district designation remains, the entire site under the Coastal Program has been designed in accordance with the NJDEP CAFRA Suburban Planning Area (PA2) requirements.

**7:7-13.3- Impervious cover requirements that apply to sites in CAFRA areas** – In accordance with Table H (13.17) the allowable impervious surfaces within a PA2 designated area is 30% of the Net Land Area of the project development area.

Under 13.3 (e) to determine the Net Land Area of the site is broken down as follows:

Total Site Area	146.45 acres
Special Areas *	9.06 acres
<b>TOTAL – SPECIAL AREAS = NET LAND AREA</b>	<b>137.39 Acres</b>

\*Includes wetlands/wetland buffer areas

The total allowable impervious coverage based upon 137.39 acres of net land area would be 30% of 137.39 acres or 41.22 acres. Therefore, the total impervious coverage calculated includes all impervious surfaces shown on the engineering plans and is broken down as follows:

$$\begin{aligned} &(\text{Impervious Surface} \div \text{Net Land Area}) \times 100 = \% \text{ Proposed Impervious Coverage} \\ &(32.94 \text{ acres} \div 137.39) \times 100 = 24\% \end{aligned}$$

As shown, the proposed impervious coverage is less than 30% of the net land area of the site.

**Compliance is displayed for this policy.**

**7:7-13.4- Vegetative cover requirements that apply to sites in the CAFRA areas** - The proposed forest preservation and tree plantings have been designed in accordance with the standards. Vegetative preservation/planting will be preserved on the net land area as determined under NJAC 7:7-13.3. The site contains both forested and non-forested/cleared areas. The preservation of the trees and their plantings will be conducted based upon the requirements listed under 7:7-13.4 (d-g), with trees clusters protected from any future development by a conservation restriction that complies with N.J.A.C. 7:7-18.

The proposed forest preservation is contiguous with the portions of special areas that will remain. Additional woodland areas will be preserved on the perimeter of the project area, which will act as a buffer between the proposed residential development and existing residential adjacent to the property. The project as required will provide 35 % preservation for those areas identified as forested under the Coastal rules. While the remaining area will provide the necessary plantings and/or preservation.

**Compliance is displayed for this policy.**

**7:7-13.5- Determining If a Site is Forested or Unforested** – Most of the project site currently exists as an oak/pine wooded upland and mountain laurel shrub understory with several dirt paths scattered throughout. A Vegetation Analysis was performed onsite, and the site was found to meet the requirements of “forested” under the method set at 7:7-13.5 (d) for a portion of the site while there were portions that met the “unforested” criteria within the area closest to Center Street.

An aerial review and field analysis was performed to determine the limits of the forest vs. non-forest (i.e. woodlands) areas of the site. The following chart summarizes the existing conditions on site:

Forest Area	114.02 acres
Non-forest/Cleared Areas	23.37 acres
Special Areas (wetlands/wetlands buffers)	9.06 acres
TOTAL	146.45 Acres

**7:7-13.15 -Coastal Planning Areas in the CAFRA Area** – The development will stay within the confines of the Suburban Planning Area. Best management practices have been implemented with the construction of stormwater management facilities to protect the character of natural drainage systems. The adjacent and surrounding land-uses of the property include mostly residential developments, along with a commercial establishment to the north of the site closest to US Route 9. The development proposed conforms to the surrounding

landscape of the area. Northwest of the site is a forested area, which will not be affected by project activities, maintaining a mixed use-character of the locality.

**7:7-13.17- Impervious Cover Limits for a Site in the CAFRA Area** – The project has been designed to meet the requirements set forth in NJAC 7:7-13.17, Table H. As a Coastal Suburban Planning Area (PA2), the site permits a maximum of 30% impervious coverage. As previously noted under 13.3 the impervious cover for the project is 32.94 acres (24%) of the net land area.

As noted, the project displays compliance with the impervious coverage limits of the Coastal Suburban Planning Area within a sanitary sewer service area.

**Compliance is displayed for this policy.**

**7:7-13.18 - Vegetative Cover Percentages for a Site in the CAFRA Area** – The project has been designed to meet the requirements set forth in NJAC 7:7-13.18, Table I. The site has been identified as containing forested and unforested. Those portions of site that are identified as forested will provide 35% preservation as required, while the unforested/cleared portions located closest to Center Street provided 5% preservation and/or plantings. Below provides a breakout of these areas:

	<b>Total Area (acres)</b>	<b>% Required Forest Preservation</b>	<b>% Required Planting /Preservation</b>	<b>Proposed Areas</b>
Forest Area	114.02	35%	-	39.9 acres
Non-Forest Cleared Areas	23.37	-	5%	1.16 acres

**Compliance is displayed for this policy.**

## **C. SUBCHAPTER 14 – GENERAL LOCATION RULES**

**7:7-14.3 - Secondary Impacts** – Secondary impacts associated with the project development include nominal increases in traffic, as well as recreational and public service needs to support the planned age-restricted development community of 415 units. These have been mitigated by the requirements associated with the applications made to the Little Egg Harbor Township Land Use Board, Ocean County Engineers, and LEHMUA.

The development proposes a wide range of both active and passive recreational amenities, as outlined earlier in this report. Public water and sewer services are available through the Little Egg Harbor Municipal Utilities Authority. Preliminary water and sewer Resolution has been issued for the project by LEHMUA, copies have been provided in Appendix D. Tentative water and sewer applications will follow this submission. The intent of submission to LEHMUA for the development proposed will ensure sufficient capacity to meet the demands

of the entire project, ensuring reliable and efficient service delivery to all residential units and communal facilities. Continued coordination with the LEHMUA will remain for the development of the site through to final approval and those infrastructure improvements proposed will meet the County and State standards as well.

A Traffic Impact Study prepared by Shropshire Associates, Inc. dated April 2025, has been provided as part of the overall application, demonstrating that the existing road network can effectively accommodate and manage the traffic generated by the site. The traffic resulting from the proposed development will not affect the adjacent roadway network until the development is fully built out. Furthermore, the traffic impact study suggests minor mitigation efforts so that the traffic resulting from the development will have very minor impacts on the existing roadway network.

Per the current Ocean County standards, a 10-year build-out scenario is required for the analysis of this development. As such, the future No-Build and Build scenarios assume a development year of 2035. It can be expected that the traffic volumes along the adjacent roadways will increase as a result of general area traffic growth. Based on the NJDOT Annual Background Growth Table, a 1.00% to 2.00% annual background traffic growth will be in the vicinity of the site. Therefore, in order to estimate the future 2035 No-Build volumes, the annual growth rates of 1.00% to 2.00% were applied to the seasonal adjusted existing peak hour traffic volumes.

Based on the results presented in this traffic engineering assessment report, the traffic resulting from the proposed residential development will have a minimal impact on the adjacent roadways based upon the following conclusions:

- Based upon the current ITE trip generation rates, the proposed development will generate a total of 111 trips during the AM peak hour and 132 trips during the weekday PM peak hour.
- The Venue at Summers Corner development will include two (2) new access points along westbound Center Street as well as the improvements to the following roadway along its Center Street frontage based upon our preliminary discussions with Ocean County.
  - Widening along the site's frontage along westbound Center Street to provide a full-width shoulder area. This area will be sufficient for the provision of bike lanes in the future if a need is determined by the County.
  - Construction of dedicated left-turn lanes for both the eastbound and westbound Center Street approaches at the future site roadway access points and intersections with Windstar Drive and Timberline Drive.
  - Restriping of Center Street between its intersections with Windstar Drive and Timberline Drive to create a center two-way left-turn area.



- Under the Build conditions, Mathistown Road (CR 2) and Center Street (CR 103) signalized intersection will operate at an overall LOS C during the weekday AM peak hour and a LOS D during the weekday PM peak hour. In addition, all individual movements will operate at existing levels of service. No further changes or mitigation are recommended for this study location to accommodate the traffic generated by the proposed development.
  - Under the future Build conditions, the Center Street (CR 103) and the Oak Lane signalized intersection will operate at an overall LOS E during the weekday AM peak hour and a LOS C during the weekday PM peak hour. In addition, all individual movements will operate at LOS C or above with the exception of the eastbound Center Street approach which will operate at a LOS F during the weekday AM peak hour and a LOS D during the weekday PM peak hour. In order to mitigate future delays noted during both the No-Build and Build scenarios during the weekday AM peak hour, traffic signal timing modifications are recommended for the future Center Street / Oak Lane signalized intersection. Final review and approval of these proposed timing modifications will be required from Ocean County. No further modifications to the existing traffic signal equipment or roadway approaches are recommended. With the proposed timing adjustments, the future Center Street (CR 103) and Oak Lane signalized intersection will operate at an overall LOS C during the weekday AM peak hour and all individual movements will operate at a LOS D or above. The new operating conditions with the adjusted signal timings for the weekday AM peak hour are shown in Figure 8B, with the updated analyses attached for your review. signal timings for the weekday AM peak hour are shown in Figure 8B, with the updated analyses attached for your review.
- In the future Build conditions, a site driveway will be constructed as the northern leg of the existing intersection creating a four-legged intersection. Both the northbound Timberline Drive approach and the southbound Site Driveway approach will be stop controlled at the intersection with Center Street. All approaches will consist of a single lane for all permitted movements. A left-turn lane warrant analysis was performed for eastbound Center Street at the proposed site driveway location. Based upon the future weekday AM and weekday PM peak hour volumes and the Highway Research Board Number 211 guidelines, a left-turn lane is not warranted for the driveway location along eastbound Center Street during the PM peak hour conditions. The AM and PM peak hour warrant graphs are attached for your review. Based upon this configuration, the northbound Timberline Drive stop-controlled approach will operate at LOS B during both the weekday AM and the weekday PM peak hours. The southbound Site Driveway stop-controlled approach will operate at LOS B during the weekday AM peak hour and a LOS C during the weekday PM peak hour. Both the eastbound and westbound Center Street conflicting left-turn movements will operate at LOS A during both peak hours.
- In the future Build conditions, a site driveway will be constructed as the northern leg of the existing intersection creating a four-legged intersection. Both the northbound Windstar Drive approach and the southbound Site Driveway approach will be stop controlled at the

intersection with Center Street. All approaches will consist of a single lane for all permitted movements. A left-turn lane warrant analysis was performed for eastbound Center Street at the proposed site driveway location. Based upon the future weekday AM and weekday PM peak hour volumes and the Highway Research Board Number 211 guidelines, a left-turn lane is not warranted for the driveway location along eastbound Center Street during the PM peak hour conditions. The AM and PM peak hour warrant graphs are attached for your review. Based upon this configuration, the northbound Windstar Drive stop-controlled approach will operate at LOS B during the weekday AM peak hour and a LOS C during the weekday PM peak hour. The southbound Site Driveway stop-controlled approach will operate at LOS B during the weekday AM peak hour and a LOS C during the weekday PM peak hour. Both the eastbound and westbound Center Street conflicting left-turn movements will operate at LOS A during both peak hours.

It should be noted that the site is situated within a developed, residentially zoned sewer service area. Infrastructure and ancillary costs are minimized due to the proximity of existing development. The Township's passive open space requirements have been fulfilled through the preservation of on-site woodland areas and proposed passive recreation and landscaping.

**Compliance with this policy is displayed.**

#### **D. SUBCHAPTER 15 – USE RULES**

**7:7-15.4 – Housing Use Rule** – The project proposes the development of four hundred and fifteen (415) age restricted residential units consisting of a mix of single family and triplex units, complemented by designated areas for both passive and active open space. The site is located less than one (1) mile from Stanley “Tip” Seamon County Park, which offers lighted tennis courts and a variety of outdoor recreational facilities along US Route 9 in nearby Tuckerton Borough. The project is approximately two (2) miles from the Atlantis Public Golf Course and is near Edwin B. Forsythe National Wildlife Refuge and the Great Bay Wildlife Management Area, providing residents with access to several outdoor recreational locations.

A clubhouse facility will be incorporated into the site, offering a central space for community activities. The development will also feature walking paths, street trees, and planned site lighting, all designed to enhance the overall aesthetic and functionality of the area. Pedestrian sidewalks will be strategically placed throughout the project to facilitate smooth and safe movement both within the site and to surrounding locations.

**Compliance is displayed for this policy.**

**7:7-15.6 – Transportation Use Rule** — The site design proposes two (2) access points from Center Street. These entrances have been designed to provide a 28-foot wide cartway with parking provided on one side of the street, in accordance with RSIS standards. Two (2) access points from Center Street, Ocean County Route 103 have been designed based on County meetings related to the development. Daily fixed-route bus service is conveniently available

near the site through NJ Transit Route 559, operating at a frequency of one hour or less on weekdays. This service runs north to Lakewood and south to Atlantic City along US Route 9. From these terminals, connections to major hubs such as New York City and Philadelphia are easily accessible.

**Compliance is displayed for this policy.**

#### **E. SUBCHAPTER 16 – RESOURCE RULES**

**7:7-16.3 - Water Quality** – As previously noted, the planned development is located within the Little Egg Harbor Township designated sewer service area (SSA). The wastewater system has been designed in alignment with the Areawide Wastewater Quality Management Plans for Little Egg Harbor Township, Ocean County. The development will be serviced by a centralized wastewater collection and conveyance system consisting of 8” PVC sewer gravity mains throughout. Wastewater will ultimately be conveyed to the Ocean County Utility Authorities facility located in Stafford Township, New Jersey, for treatment. Water Quality is not anticipated to be affected because of the development. Coordination with the regulatory authorities will be completed for review and authorization. In addition, nonpoint discharge design has been completed with a comprehensive stormwater management plan addressing water quality controls as required and providing bio-retention basins throughout the development.

**Compliance with this policy is displayed.**

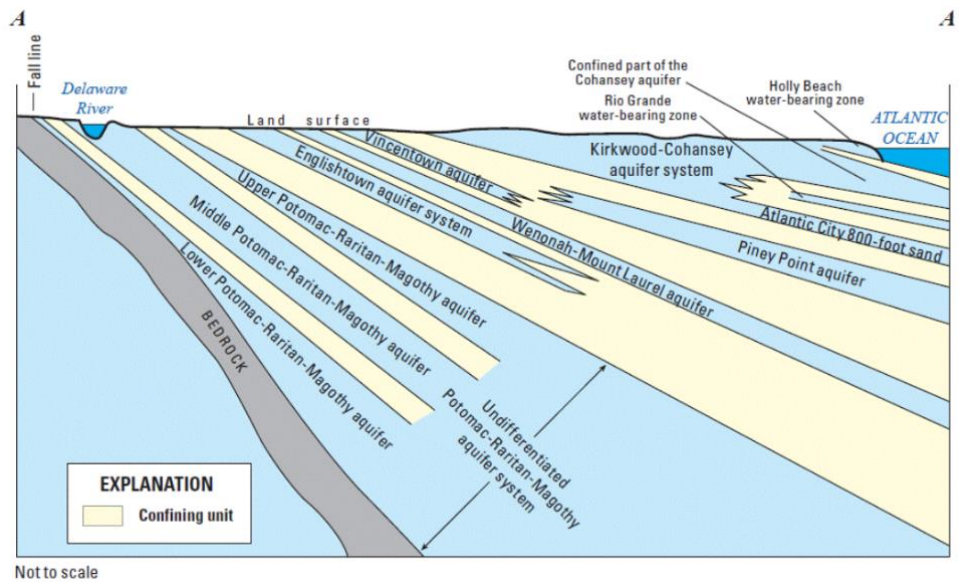
**7:7-16.4 - Surface Water Use** – Potable water for the project will be provided by the Little Egg Harbor Township Municipal Utilities Authority (MUA). The extension of potable water infrastructure will be facilitated through 8” DIP water mains, as shown on design plans, Sheets 47-60.

There is no consumptive use of surface water associated with the project.

**Compliance with this policy is displayed.**

**7:7-16.5 - Groundwater Use** – The Little Egg Harbor Township MUA has confirmed that potable water is available for the project site. As shown on design plan Sheets 47-60, water connections to the site will be made through existing 12” mains located along Center Street (CR 103). Two (2) connections will be established to provide both potable and emergency water supply throughout the development. The internal site will be served by 8” DIP water lines, which will loop through the development.

The surficial aquifer underlying Little Egg Harbor Township is the Kirkwood-Cohansey aquifer system. Little Egg Harbor has a public community water system consisting of eight (8) wells drawing groundwater from the deeper, interconnected Atlantic City 800-foot sand and Rio Grande water-bearing zones (see figure below). The Annual Drinking Water Quality Report for the Little Egg Harbor M.U.A. states that the public wells are at low risk for all contaminant categories with the exception of inorganics, which are medium risk.



The Kirkwood-Cohansey aquifer is a vast underground reservoir containing some 17 trillion gallons of fresh water in southern New Jersey. It is a shallow, unconfined or “water table” aquifer meaning that the water in the ground is just below the land’s surface in most areas. Most water in wetlands, lakes, streams, and rivers in southern New Jersey is water that seeps or flows directly from the ground from the Kirkwood-Cohansey aquifer.

The proposed stormwater management system for the project has been designed in accordance with NJDEP stormwater regulations to effectively manage and recharge site-generated runoff into the underlying water table formation. A detailed Stormwater Drainage Report outlining the management system and available recharge capacity has been included with this report. There are no planned diversions of groundwater supply on or adjacent to the site as part of the project. The design will include all required water conservation fixtures, and the landscaping will feature native plant species that require less water for growth.

**Compliance with this policy is displayed.**

**7:7-16.6 - Stormwater Management** –The project features a stormwater management system designed to replicate the site's pre-construction drainage patterns. The system is engineered to recharge groundwater and preserve downstream surface water quality. It collects runoff and directs it to two management areas located at existing low points along the southern and eastern boundaries of the site. These areas are optimal for stormwater storage, subgrade recharge, and the controlled release of collected runoff.

The project meets the definition of a “Major Development” per NJDEP and Township definitions. The net increase in impervious area will be more than ¼ acre and the overall disturbance will exceed one (1) acre; therefore, the project must comply with the Township’s Stormwater Management Ordinance (Chapter 212-12.11), the requirements of NJAC 7:8 and the associated Best Management Practices, including the implementation of green

infrastructure methodologies. Compliance with these requirements is further outlined in this report.

Fourteen (14) small-scale infiltration basins, twenty-two (22) small-scale bioretention basins, one (1) wet pond and multiple drywell systems situated within rear yard areas have been designed for this project to mitigate the increased flow rates due to the additional impervious surfaces developed as part of this project. All systems have been designed to meet New Jersey Best Management Practices standards and meet the criteria to be considered “green infrastructure”.

The system is designed to provide emergency outflow from the site in accordance with the relevant standards set by the Township, Ocean County, and the Soil Conservation District for rate and volume control. The stormwater management basins and their associated outlet structures are designed to meet NJDEP standards under NJAC 7:8 for stormwater quality, ensuring a regulated release of collected stormwater. This process allows sufficient time for sediments to settle before discharge.

Comprehensive drainage calculations have been submitted with this report, evaluating both pre- and post-development conditions at the site. These calculations consider factors such as soil runoff potential, drainage areas, runoff coefficients, and more, demonstrating compliance with both quantity and quality control requirements.

The Ocean County Soil Survey characterizes the soil types underlying this upland site as "moderately well-drained." Prior to the start of construction, the Applicant must secure the necessary Soil Erosion and Sediment Control approvals from the Ocean County Soil Conservation District. The required Best Management Practices (BMPs) will be implemented to effectively address any potential soil erosion or sedimentation concerns during and after site development. These measures include the installation of silt control fencing, stabilization of construction entrances with crushed stone, stockpiling and reuse of topsoil, and the stabilization of disturbed areas, all of which will work collectively to mitigate any negative effects of soil erosion. GTA conducted several test pits throughout the project site along with infiltration testing and results from their reporting have been utilized in the design of the stormwater basin areas. The stormwater management design, detailed in the Stormwater Management Report, has been tailored to these results.

The measures to be approved by the Ocean County Soil Conservation District include:

- use of a silt fence to minimize overland erosion adjacent to disturbed areas and at the limit of disturbance associated with the development;
- gravel sediment filters will be installed around any stormwater inlets that may be located within the project vicinity to prevent sedimentation and to facilitate filtration of runoff during the construction phase;

- two (2) crushed stone construction vehicle entrances will be constructed to minimize the carrying of construction related sediment and debris off each of the lots proposed for development;
- to control dust and wind-caused erosion, the contractor shall periodically wet down construction routes and staging areas;
- disturbed areas not scheduled for immediate construction shall be stabilized utilizing fast growing grass varieties after seed bed preparation in accordance with local Soil Conservation Service directives.

As designed, the Stormwater Management System meets the NJDEP stormwater current and future projected reductions for the proposed improvements. Additionally, the calculations demonstrate compliance with the water quality, runoff quantity, and ground water recharge aspects of these regulations. Therefore, the stormwater management system, as designed, complies, and exceeds, all appropriate local, regional and State regulations.

**Compliance with this policy is displayed.**

**7:7-16.7 - Vegetation** – The proposed community with 415 units a mix of single family and triplexes has been designed with an integrated stormwater management system aimed at minimizing any potential direct or indirect impacts on nearby freshwater wetlands and their associated upland buffers. The upland area of the site is primarily covered by a mid-successional, mixed Oak/Pine woodland, with several isolated wetland herbaceous features found along the western section of the property. A deciduous freshwater wetland is located near Willis Creek, a surface feature situated southwest of the site.

As the project will disturb 5,000 square feet, a comprehensive Soil Erosion and Sediment Control Plan has been developed to ensure site stabilization throughout and following construction. This plan will undergo review and certification by the Ocean County Soil Conservation District. Key factors in the certification process will include the defined limits of clearing and the protection of wooded areas that are not part of the overall development design.

As displayed on the Landscaping Plans, street tree plantings of native coastal species, understory species and ornamental species are proposed as a component of project development. Foundation plantings have been proposed and are detailed on Landscaping Plans prepared by Melillo, Baurer and Carman Landscape Architects.

**Compliance with this policy is displayed.**

**7:7-16.8 - Air Quality** – The United States Environmental Protection Agency (EPA) publishes annual Air Quality Index (AQI) summary data for cities and counties across the nation. New Jersey is divided into nine distinct reporting regions for air quality monitoring. The nearest Air Quality Monitoring Station to this location is the Brigantine station, situated in Galloway Township, Atlantic County. These air monitoring sites are continuously overseen

by the New Jersey Department of Environmental Protection's Bureau of Air Monitoring to ensure compliance with both State and Federal air quality standards. The pollutants monitored at the Brigantine station include the following:

- Carbon Monoxide (CO)
- Particulate Matter (PM)
- Sulfur Dioxide (SO<sub>2</sub>)
- Ozone (O<sub>3</sub>)
- Nitrogen Dioxide (NO<sub>2</sub>)

The 2024 Daily AQI (Air Quality Index Data) Value (produced from a direct query of the AQS Data Mart) for the Brigantine monitoring site represents the most recent information available to the Environmental Protection Agency for the Southeast Burlington and Ocean County Reporting areas for the year. In 2024, the Brigantine site had a total of 280 days in the "**Good**" category, 82 days in the "**Moderate**" category, and 4 days classified as "**Unhealthy**" based on measured pollutant concentrations. According to the most recent United States Daily AQI data for the past month, air quality has predominantly fallen within the "Good" range at the Brigantine station. "Unhealthy" ratings are typically observed during late spring, summer, and early fall when ozone concentrations are at their peak.

The air quality in this area will be minimally affected during site construction. The contractor will manage dust emissions by implementing "wetdown" procedures and stabilizing construction zones in compliance with the Ocean County Soil Conservation District's guidelines.

**Compliance with this policy is displayed.**

**7:7-16.10 – Scenic Resources and Design** – Scenic resources on and adjacent to the site include views of both the natural and built landscapes. The project design will preserve open spaces, including wetlands and buffer areas, as well as provide perimeter buffers, and preservation areas. Additionally, the design of a landscaped clubhouse area along with street trees and planting areas are proposed to enhance the aesthetics of the project visual landscape.

**7:7-16.11 - Buffers & Compatibility of Uses** – Medium to high-density residential developments is located to the south and west of the site, while commercial properties are located to the north along US Route 9. The proposed project aligns with local zoning regulations and is compatible with the type and scale of surrounding developments.

The development is strategically clustered on the higher elevations of the site, allowing for the substantial preservation of Special Areas and adjacent woodlands. Assumed wetland buffer areas have been designed awaiting the official NJDEP LOI, and the overall layout plan provides a clear visual representation of the areas designated for preservation as part of the development.

As noted on the 2022 aerial photograph of the project site, the surrounding area is

overwhelmingly comprised of residential development.

**Compliance with this policy is displayed.**

**7:7-16.12 - Traffic** – The development has been designed providing two (2) entrances from Center Street (County Route 103). A Traffic Engineering Assessment as prepared by Shropshire and Associates April 2025 and is being submitted concurrently with this report.

The assessment demonstrates that the existing road network can effectively accommodate and manage the traffic generated by the site. The traffic resulting from the proposed development will not affect the adjacent roadway network until the development is fully built out and those impacts are noted to be minimal at best.

**Compliance with this policy is displayed.**

**7:7-16.14 – Solid and Hazardous Waste** – Little Egg Harbor Township offers convenient weekly trash and recycling collection services for all residents. Based on available information the planned development is located within Zone 4 of the Township and will have scheduled pick-up every Thursday. In addition, the Township provides specialized services, including bulk trash collection and leaf and yard waste composting, with pick-up scheduled on a rotating basis to accommodate seasonal needs. These services are designed to ensure that residents can easily manage their waste while keeping the community clean and well-maintained year-round.

**Compliance with this policy is displayed.**



## **F. ADVERSE ENVIRONMENTAL IMPACTS THAT CANNOT BE AVOIDED**

Construction of the four hundred and fifteen (415) unit planned community consisting of 199 two story single family residential units, and 216 triplex units, as designed, will generate the following unavoidable adverse environmental impacts.

1. Ambient air quality will be degraded to a degree by construction equipment and the additional automobile trips generated by the project. A traffic assessment has been completed, a review of potential impacts and proposed mitigative strategies. The traffic report has been submitted concurrently with this application package.
2. Sound levels will reach higher decibel ranges in the short term immediately adjacent to the project site during the project's construction phase.
3. Energy resources will be utilized in the construction of the project, both in construction activities and in the manufacture of construction materials utilized as required by building code standards. In addition, EV charging stations will be available in each of the proposed units as well as at the Community Clubhouse. EV charging stations offer numerous benefits.
4. The project site will generate domestic solid waste which will contribute to the municipal waste stream; however, with curbside recycling of materials, the amount of solid waste generated will be minimized.
5. Construction related activities will cause a temporary loss of habitat for some species of wildlife currently occupying the site; however, many of these primarily avian and small mammalian species are also adapted to the proposed suburban residential conditions. In addition, the project has been designed to include the preservation of freshwater wetlands; wetlands buffer areas as well as contiguous woodland areas. Tree preservation is proposed as well under the coastal zone rules for Suburban Planning Areas.
6. Impervious cover proposed by development will increase stormwater runoff; however, a comprehensive stormwater management system has been designed to manage potential non-point source impacts and simulate existing drainage patterns in accordance with the newly adopted NJDEP NJAC 7:8 stormwater regulations.
7. Connections and conveyance to the potable water systems will be necessary as well as sanitary sewer conveyance and connections. A Preliminary Resolution has been obtained for the project, and future applications will be coordinated with the Little Egg Harbor Township MUA, Ocean County and NJDEP.

## **G. MINIMIZATION OF ADVERSE IMPACTS**

In conjunction with the planned construction activities on the project site, the following mitigative measures are proposed.

1. Soil Erosion/Sediment Control - As displayed on the project design plan, Sheets 83-86, a series of measures to be reviewed and approved by the Ocean County Soil Conservation District will be implemented to minimize wind and water erosion of soil resources during and after construction. These measures include:
  - use of silt fence to minimize overland erosion adjacent to disturbed areas, and along the entire balance of the site adjacent to the designated wetlands transition area;
  - gravel sediment filters will be installed around all stormwater inlets to prevent sedimentation and to facilitate filtration of site runoff during the construction phase;
  - two (2) crushed stone construction vehicle entrance is proposed to minimize the carrying of construction related sediment and debris off the project site;
  - to control dust and wind-caused erosion, the contractor shall periodically wet down construction routes and staging areas;
  - disturbed areas not scheduled for immediate construction shall be stabilized utilizing fast growing grass varieties suitable for soils of the Coastal Plain after seed bed preparation in accordance with S.C.S. directives;
  - emergency control structures have been designed for the stormwater basin in accordance with SESC guidelines to dissipate runoff and prevent overland erosion;
  - topsoil scrapped during initial grading will be stockpiled and protected from wind and water erosion for reuse in vegetative stabilization.
2. Sound Pollution Mitigation - In order to control the amount and intensity of sound generated on the project site during the construction phase, the contractor will ensure that:
  - all construction equipment utilized is equipped with appropriate, functioning mufflers; and
  - all Township and State sound ordinances relating to equipment operating hours and volumes are strictly adhered to.
3. Water Quality - The project will incorporate the following aimed as protecting the quality of local ground and surface waters;

- wooded freshwater wetland areas, associated vegetated buffers and tree preservation areas are to remain undeveloped;
- stormwater infrastructure and soil erosion and sediment controls proposed have been designed in compliance with current State/Federal design criteria to protect downstream water quality and prevent sedimentation;

4. Water/Sewer Capacity

- the residential units proposed will incorporate all required building code standard and techniques for water conservation;
- Approvals and review will be completed of the water and sewer conveyance and connections through the Township MUA, County Utilities Authority and NJDEP.

5. EV Charging stations are proposed within the development and can contribute to a cleaner environment by reducing greenhouse gas emissions and promote the adoption of electric vehicles.

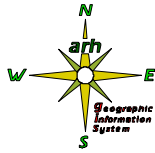
## V. **BIBLIOGRAPHY**

1. U.S EPA. 2025. *Air Data- Tile Plot*.  
<https://www.epa.gov/outdoor-air-quality-data/air-data-tile-plot>
2. US Department of Agriculture. 2023. *Cape May County Soil Survey*. US Department of Agriculture, Soil Conservation Service.
3. New Jersey Department of Environmental Protection, last amended 2021. *Coastal Zone Management Rules NJAC 7:7*.
4. Little Egg Harbor Township. 2024. *Public Works & Recycling Center*.  
<https://www.leht.com/public-works-recycling-center/>
5. NJ Department of Agriculture – State Soil Conservation Committee. published 2014, revised 2017. *Standards for Soil Erosion and Sediment Control in New Jersey*.
6. *New Jersey Natural Heritage Program Response, dated September 23, 2024*.
7. *NJDEP Big and Heritage Trees of New Jersey*. 2024. New Jersey Forest Service.  
<https://www.nj.gov/dep/parksandforests/forest/bigtrees/treesofinterest.html>
8. *Ocean Ride OC 6* [Brochure]. Ocean County Transportation & Printing & Graphics Department. January 2025. Ocean County Transportation Services Department.
9. NJDEP Office of Climate Resilience, Bureau of Climate Resilience Planning. 2025. *Notice of Acceptance of New and Changed State Plan Policy Map Planning Area Boundaries and Community Development Boundaries*.

## **APPENDIX A**

### **Figures:**

- 1. USGS Quadrangle Map**
- 2. Little Egg Harbor Township Tax / Parcel Map**
- 3. 2022 Digital Ortho Aerial**
- 4. NRCS Soils Map**
- 5. Geology Map**



County - Ocean  
Township - Little Egg Harbor  
Blocks - 286 & 287  
Lot - 3, 5, 6, & 7  
Street Frontage - Route 9  
Center St  
(County Route 103)

Drawn by: DH  
Dated: 08/22/2024

## Legend

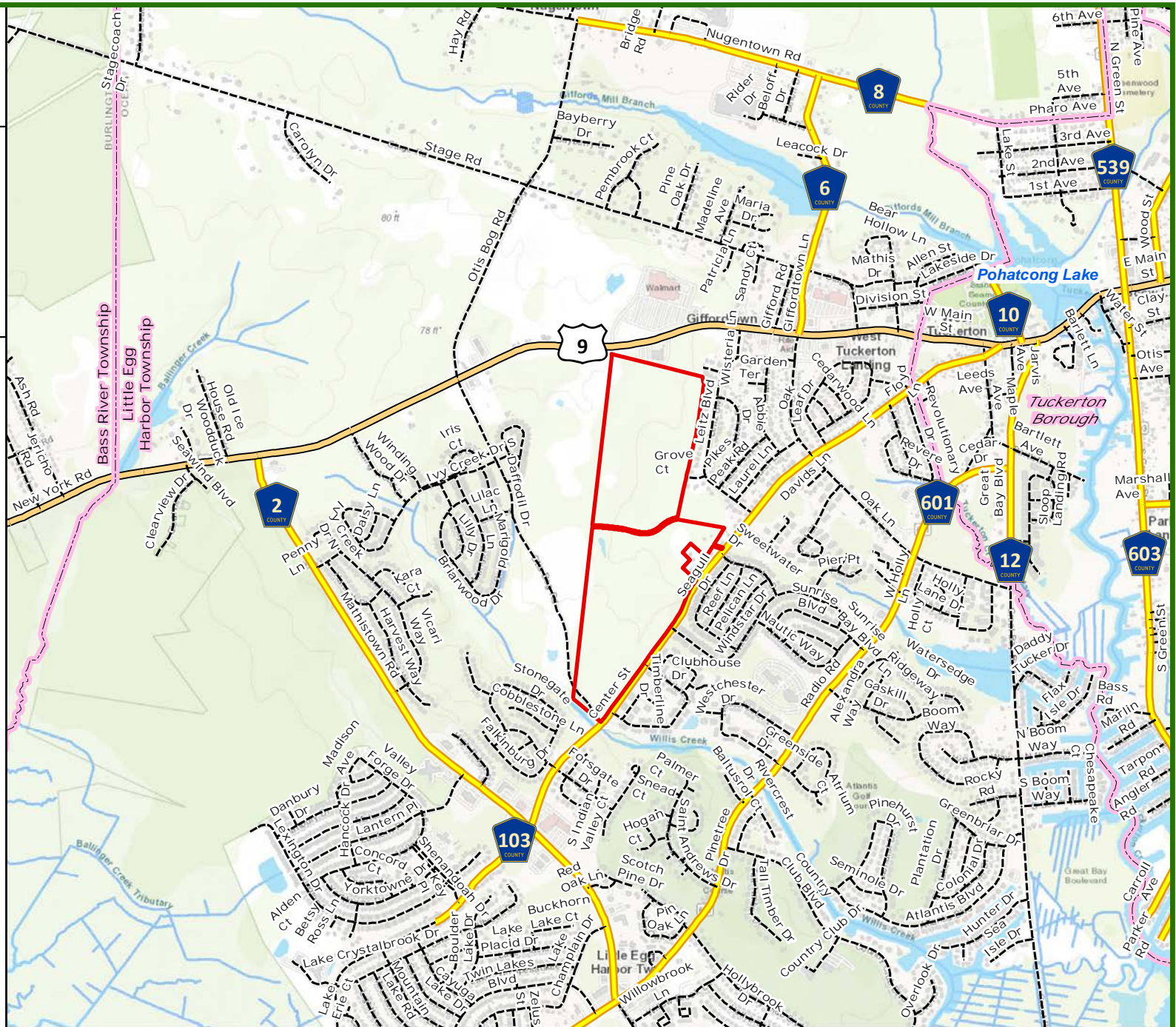
- Site Area
- Municipal Boundary

## NJDOT Roads

- US Highway
- County Route
- Local Road

**VENUE AT  
MYSTIC ISLAND**

0 1,000 2,000  
Feet  
1 inch = 2,000 feet



**USGS MAP**

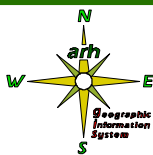
**NW TUCKERTON NJ Quadrangle #1471  
NE NEW GRETN NJ Quadrangle #1462  
ARH Project # 50-52918**

### Note:

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state authorized.

Thursday, August 22, 2024 8:47:53 AM  
W:\FILEROOM\T\F\5\5052918\GIS\SPATIAL\USGS\_Quad\_LittleEggHarborTwp\_8.5x11.mxd





County - Ocean  
Township - Little Egg Harbor  
Blocks - 286 & 287  
Lot - 3, 5, 6, & 7  
Street Frontage - Route 9  
Center St  
(County Route 103)

Drawn by: DH  
Dated: 08/21/2024

## Legend

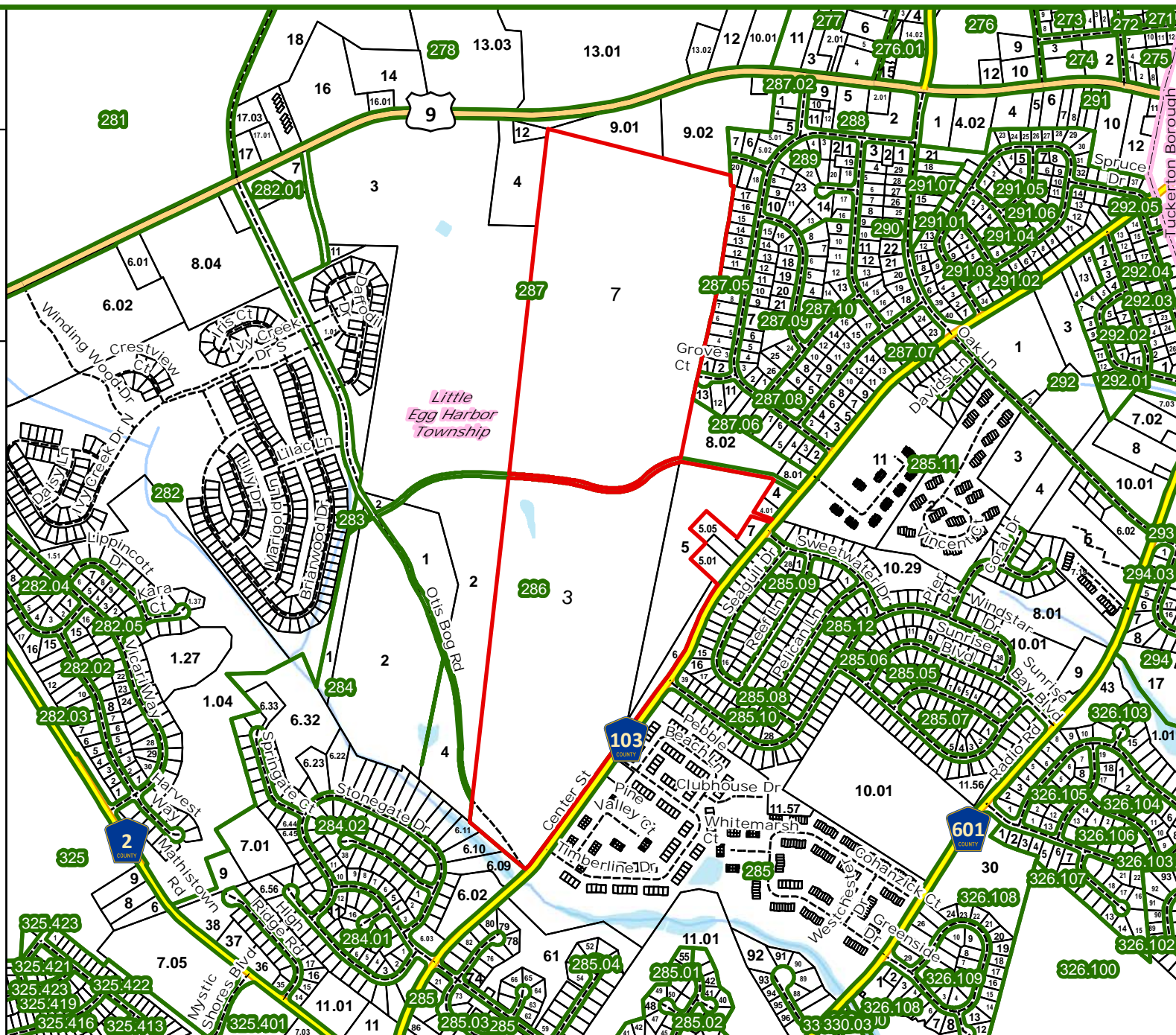
- Block
- Site Area
- Parcel
- Water bodies (NJDEP)
- Streams (NJDEP)

## NJDOT Roads

- US Highway
- County Route
- Local Road

**VENUE AT  
MYSTIC ISLAND**

0 250 500 1,000  
Feet  
1 inch = 1,000 feet



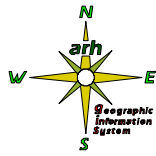
**TAX MAP**

NW TUCKERTON NJ Quadrangle #1471  
NE NEW GRETN A NJ Quadrangle #1462  
ARH Project # 50-52918

Note:

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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County - Ocean  
Township - Little Egg Harbor  
Blocks - 286 & 287  
Lot - 3, 5, 6, 5, & 7  
Street Frontage - Route 9  
Center St  
(County Route 103)

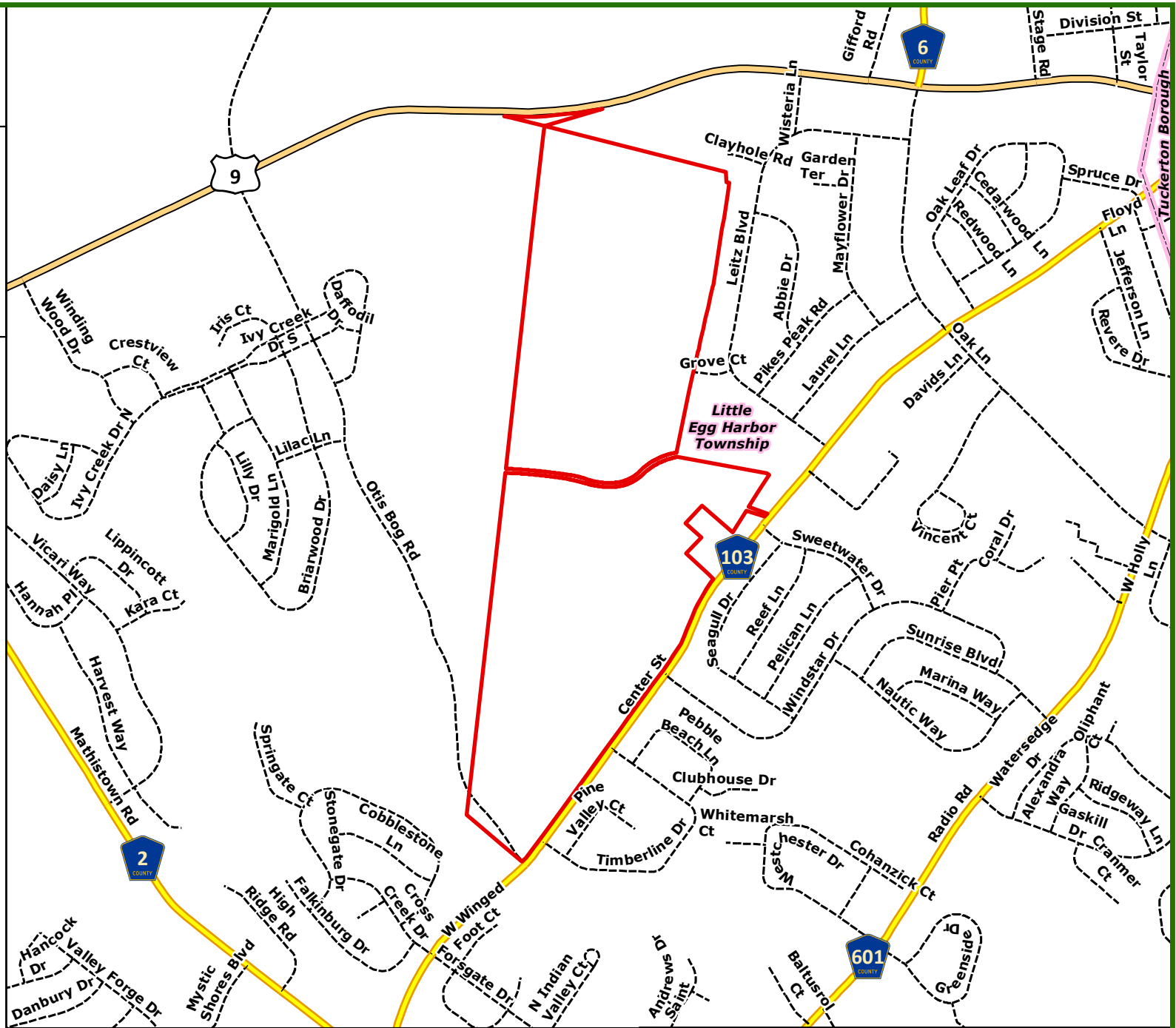
Drawn by: DH  
Dated: 08/29/2024

## Legend

- Site Area
- Water bodies (NJDEP)
- Streams (NJDEP)
- NJDOT Roads**
  - US Highway
  - County Route
  - Local Road

**VENUE AT  
MYSTIC ISLAND**

0 250 500 1,000  
  
1 inch = 1,000 feet

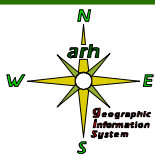


**2020 AERIAL MAP** NW TUCKERTON NJ Quadrangle #1471  
NE NEW GRETN NJ Quadrangle #1462  
ARH Project # 50-52918

Note:  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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County - Ocean  
Township - Little Egg Harbor  
Blocks - 286 & 287  
Lot - 3, 5, 6, & 7  
Street Frontage - Route 9  
Center St  
(County Route 103)

Drawn by: MPQ  
Dated: 08/20/2024

- Site Area
- Water bodies (NJDEP)
- Streams (NJDEP)

#### NJDOT Roads

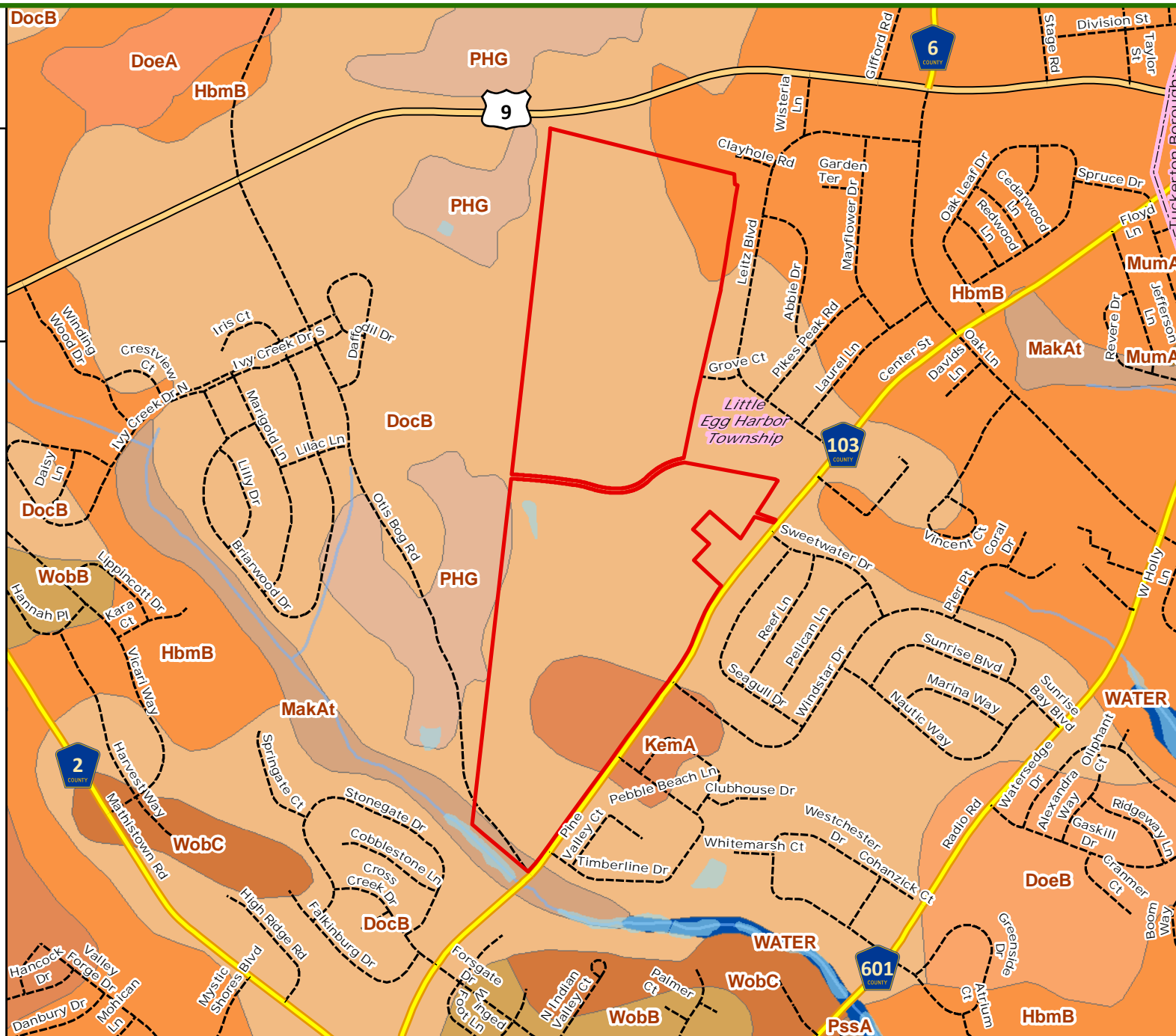
- US Highway
- County Route
- Local Road

#### USDA NRCS Soils

- DocB
- DoeA
- DoeB
- HbmB
- KemA
- MakAt
- MumA
- PHG
- PssA
- WATER
- WobB
- WobC

**VENUE AT  
MYSTIC ISLAND**

0 250 500 1,000  
Feet  
1 inch = 1,000 feet



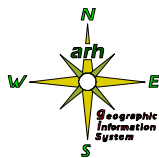
## SOIL MAP

NW TUCKERTON NJ Quadrangle #1471  
NE NEW GRETTA NJ Quadrangle #1462  
ARH Project # 50-52918

Note:

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

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County - Ocean  
Township - Little Egg Harbor  
Block - 286 & 287  
Lot - 3, 5, 6, 5, & 7  
Street Frontage - Route 9 & Center St  
(County Rte 103)  
Drawn by: MPQ Dated: 04/17/2025

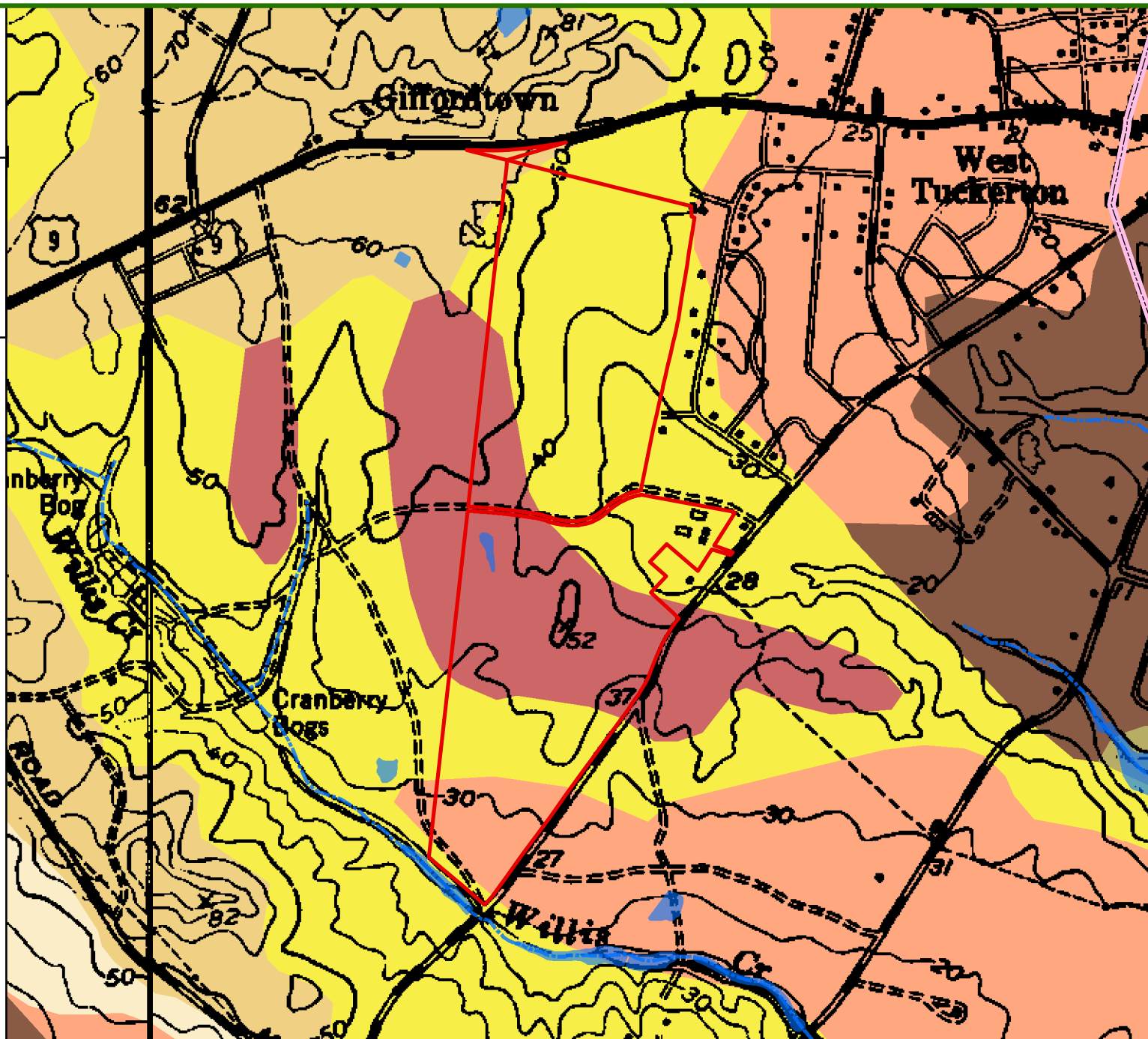
- Site Area
- Municipal Boundary
- Water bodies (NJDEP)
- Streams (NJDEP)

### Surficial Geology

- BRIDGETON FORMATION
- CAPE MAY FORMATION, UNIT 1
- CAPE MAY FORMATION, UNIT 2
- CAPE MAY FORMATION, UNIT 3
- SALT-MARSH AND ESTUARINE DEPOSITS
- UPPER COLLUVIUM
- WEATHERED COASTAL PLAIN FORMATIONS

**VENUE AT  
MYSTIC ISLAND**

0 500 1,000  
Feet  
1 inch = 1,000 feet



## SURFICIAL GEOLOGY MAP

NW TUCKERTON NJ Quadrangle # 1471  
NE NEW GRETN NJ Quadrangle # 1462  
ARH Project # 50-52918

Note:  
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

## **APPENDIX B**

**Natural Heritage Program Response  
Dated 09/23/2024**



# State of New Jersey

## DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE PARKS, FORESTS & HISTORIC SITES  
OFFICE OF NATURAL LANDS MANAGEMENT

501 East State Street

P.O. Box 420, Mail Code 501-04

Trenton, New Jersey 08625-0420

Tel. (609) 984-1339 \* Fax (609) 984-1427

<https://www.nj.gov/dep/parksandforests/natural/index.html>

**PHILIP D. MURPHY**

*Governor*

**TAHESHA L. WAY**

*Lt. Governor*

**SHAWN M. LATOURETTE**

*Commissioner*

September 23, 2024

Abigail Spagnola  
DuBois & Associates  
190 North Main Street  
Manahawkin, NJ 08050

Re: Center Street  
Block(s) - 286; 287, Lot(s) - 3, 5, 6; 7  
Little Egg Harbor Township, Ocean County

Dear Abigail Spagnola:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the map(s) submitted with the Natural Heritage Data Request Form into our GIS. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1 and 2 (attached) to determine if any priority sites are located on or in the immediate vicinity of the site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <https://nj.gov/dep/parksandforests/natural/heritage/database.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [https://nj.gov/dep/parksandforests/natural/docs/nhpcodes\\_2010.pdf](https://nj.gov/dep/parksandforests/natural/docs/nhpcodes_2010.pdf).

NHP File No. 24-3907453-31391

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

Information supplied by the Natural Heritage Program summarizes existing data known to the program at the time of the request regarding the biological elements (species and/or ecological communities) or their locations. They should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica  
Administrator

c: NHP File No. 24-3907453-31391

***Table 1: On Site Data Request Search Results (6 Possible Reports)***

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p align="center"><b>Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</b></p>
---

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Amphibia</i>								
	Fowler's Toad	Anaxyrus fowleri	Occupied Habitat	2	NA	Special Concern	G5	S3
	Pine Barrens Treefrog	Hyla andersonii	Breeding Sighting	3	NA	State Threatened	G4	S2
	Pine Barrens Treefrog	Hyla andersonii	Occupied Habitat	3	NA	State Threatened	G4	S2
<i>Aves</i>								
	Black Skimmer	Rynchops niger	Foraging	4	NA	State Endangered	G5	S1B,S1N
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Caspian Tern	Hydroprogne caspia	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Common Tern	Sterna hirundo	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Nest	2	NA	Special Concern	G5	S3B,S4N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Little Blue Heron	Egretta caerulea	Foraging	2	NA	Special Concern	G5	S3B,S3N
	Red-shouldered Hawk	Buteo lineatus	Breeding Sighting	4	NA	State Endangered	G5	S1B,S3N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Tricolored Heron	Egretta tricolor	Foraging	2	NA	Special Concern	G5	S3B,S3N

**Vernal Pool Habitat on the  
Project Site Based on Search of  
Landscape Project 3.3**

**Vernal Pool Habitat Type**

**Vernal Pool Habitat ID**

Potential vernal habitat area

598

Total number of records: 1



***Table 2: Vicinity Data Request Search Results (6 possible reports)***

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	2 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

<p align="center"><b>Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</b></p>
---

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<b><i>Amphibia</i></b>								
	Fowler's Toad	Anaxyrus fowleri	Occupied Habitat	2	NA	Special Concern	G5	S3
	Pine Barrens Treefrog	Hyla andersonii	Breeding Sighting	3	NA	State Threatened	G4	S2
	Pine Barrens Treefrog	Hyla andersonii	Occupied Habitat	3	NA	State Threatened	G4	S2
<b><i>Aves</i></b>								
	Barred Owl	Strix varia	Breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Barred Owl	Strix varia	Non-breeding Sighting	3	NA	State Threatened	G5	S2B,S2N
	Black Skimmer	Rynchops niger	Foraging	4	NA	State Endangered	G5	S1B,S1N
	Black-crowned Night-heron	Nycticorax nycticorax	Foraging	3	NA	State Threatened	G5	S2B,S3N
	Caspian Tern	Hydroprogne caspia	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Common Tern	Sterna hirundo	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Breeding Sighting	2	NA	Special Concern	G5	S3B,S4N
	Cooper's Hawk	Accipiter cooperii	Nest	2	NA	Special Concern	G5	S3B,S4N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Little Blue Heron	Egretta caerulea	Foraging	2	NA	Special Concern	G5	S3B,S3N
	Red-shouldered Hawk	Buteo lineatus	Breeding Sighting	4	NA	State Endangered	G5	S1B,S3N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N

<p align="center"><b>Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches</b></p>
---

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Tricolored Heron	Egretta tricolor	Foraging	2	NA	Special Concern	G5	S3B,S3N
	Eastern Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3
	Northern Pine Snake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Timber Rattlesnake	Crotalus horridus horridus	Occupied Habitat	4	NA	State Endangered	G4T4	S1

**Vernal Pool Habitat  
In the Immediate Vicinity of  
Project Site Based on Search of  
Landscape Project 3.3**

**Vernal Pool Habitat Type**

**Vernal Pool Habitat ID**

---

Vernal habitat area	2695
Potential vernal habitat area	598
Total number of records:	2

## **APPENDIX C**

**Ground Level Photographs  
Dated May & August 2024, & January 2025**



---

# VENUE AT SUMMERS CORNER

---

Photos dated May, 2024, August, 2024 & January 2025



MARCH, 2025  
ARH ASSOCIATES, INC





Photo 1- View of Otis Bog (dirt road) north of Center Street



Photo 2- View of dirt access road south of Route 9





Photo 3- Freshwater emergent habitat along southwest of property



Photo 4-Freshwater herbaceous wetland along western boundary of site





Photo 5- View of offsite area access road



Photo 6-Off site trails off west of Otis Bog (dirt road)





Photo 7- View of Willis Creek (off site) Flood Hazard Area



Photo 8- Along central-eastern portion of site, showing dirt path through upland oak forest





Photo 9- In south-central part of site, showing upland oak-pine forest with mountain laurel understory.



Photo 10- Along central-northern portion of site, showing upland oak forest habitat.



# Photo Map for Subject Property






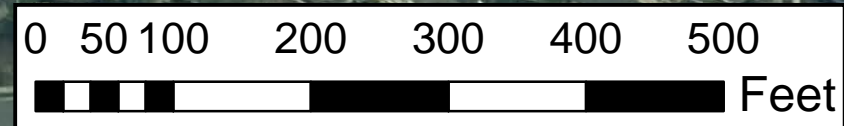
Photo 9

Photo 6

Photo 1

Photo 7

Block, Lot	
	286, 3
	286, 5
	286, 6



CA



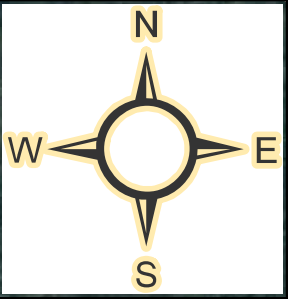


Photo 3

Photo 4

Photo 5

Block, Lot  
286, 3

0 50 100 200 300 400 500 Feet

Photo Map for Subject Property

CA



Photo Map for Subject Property



Photo 2



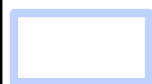
Photo 8



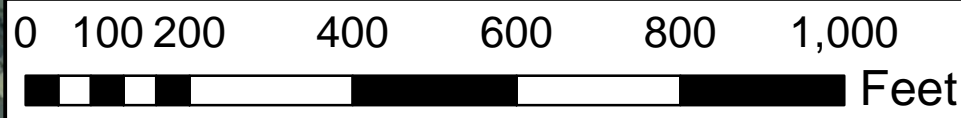
Photo 10



Block, Lot



287, 7



CA



## **APPENDIX D**

**NJDEP Permit Approval No. 1516-03-0049.1 CAF 040001  
June 23, 2006**

**NJDEP Permit Approval No. 1516-03-0049.1 LUP240001  
February 6, 2025**

**Little Egg Harbor Township MUA Resolution, Water (#2024-44) &  
Sewer (#2024-45) Approval, September 10, 2024**

**ACE Utility Letter, August 6, 2024**

**NJNG Utility Letter, August 7, 2024**



JON S. CORZINE  
Governor

State of New Jersey  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Use Regulation  
P.O. Box 439, Trenton, NJ 08625-0439  
Fax # (609) 292-8115  
Fax # (609) 777-3656  
www.state.nj.us/landuse

LISA P. JACKSON  
Commissioner

Michael Gross  
Giordano, Halleran & Ciesla  
PO Box 190  
Middletown, New Jersey 07748

JUN 23 2006

RE: Letter of Authorization  
Residential Subdivision  
File No.: 1516-03-0049.1 CAF 040001  
Applicant: Sydney Krupnick  
Blocks: 286/287; Lots: 3, 5, & 6/7  
Little Egg Harbor Township, Ocean County

Dear Mr. Gross:

I accordance with N.J.A.C.7:7-5.4, the New Jersey Department of Environmental Protection agrees to the settlement of this case. This letter authorizes the construction of 376 residential units and a centralized community center and recreation center complex (Phase I) on a 136.36 acre site known as Block 286, Lots 3, 5 & 6 and Block 287, Lot 7 within the Suburban Planning Area of Little Egg Harbor Township, Ocean County, New Jersey. This letter of authorization is in lieu of a permit pursuant to the Coastal Area Facilities Review Act.

The proposed work is shown on plans in 47 sheets entitled, "MAJOR SUBDIVISION OF BLOCK 286, LOTS 3, 5, & 6, BLOCK 287, LOT 7, LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY", prepared by Adams Rehman and Heggan, Sheets #1-#46 dated 1/25/04, Sheet #47 dated 11/17/04, all Sheets last revised 2/7/05, and Sheet 1 & 2 of 2 dated 10/4/04, last revised 2/7/05.

The Department published a Notice of Intent to Settle in the DEP Bulletin on May 17, 2006 and accepted public comment for 15 days. One phone call was received requesting additional information pertaining to the Endangered and Threatened species of concern on the site and the acreage of disturbance proposed for the site. No additional information was received in response to this notice.

**This permit is subject to the following terms and conditions. Failure to comply with these conditions shall constitute a violation of the Coastal Area Facility Review Act (N.J.S.A. 13:19-1 et seq.)**

1. This Letter of Authorization is revocable, or subject to modification or change at any time, pursuant to the applicable regulations, when in the judgement of the Department of Environmental Protection of the State of New Jersey such revocation, modification or change shall be necessary.
2. The issuance of the Letter of Authorization shall not be deemed to affect in any way action by the Department of Environmental Protection of the State of New Jersey on any future application.



3. The works, facilities, and/or activities shown by plans and/or other engineering data, which are this day approved, subject to the conditions herewith established, shall be constructed and/or executed in conformity with such plans and/or engineering data and the said conditions.
4. No change in plans or specifications shall be made except with the prior written permission of the Department of Environmental Protection of the State of New Jersey.
5. The granting of this permit shall not be construed to in any way affect the title or ownership of property, and shall not make the Department of Environmental Protection or the State a party in any suit or question of ownership.
6. This permit does not waive the obtaining of Federal or other State or local government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
7. A copy of this permit shall be kept at the work site, and shall be exhibited upon request of any person.
8. In cases of conflict, the conditions of this permit shall supersede the plans and/or engineering data.

#### **ADMINISTRATIVE CONDITIONS**

1. This Letter of Authorization shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES in the applicable counties) in the county wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant and verified notice shall be forwarded to the Land Use Regulation Program immediately thereafter.
2. This Letter of Authorization is NOT VALID until the permit acceptance form has been signed by the applicant, accepting and agreeing to adhere to all permit conditions, and returned to the Division of Land Use Regulation at P.O. Box 439, Trenton, NJ 08625-439.
3. Prior to site preparation, the permittee shall obtain all other necessary local, State and Federal construction approvals including but not limited to 1) Treatment Works Approval and 2) Ocean County Soil Conservation District.

#### **CAFRA CONDITIONS**

1. Prior to site preparation, the applicant shall make a monetary contribution in the amount of \$1,735,950.00 to an entity or fund as determined by the Division of Land Use Regulation, in consultation with the Division of Fish and Wildlife. No site preparation or other construction activities may occur until this contribution is received by said entity or fund or the Trust Account of Giordano, Halleran and Ciesla, as specified below. In the event that the entity or fund is not identified by the time the applicant is prepared to make the contribution, the contribution shall be made and held in the Trust Account of Giordano, Halleran & Ciesla, until such time as the entity or fund is identified by the Department, at which time the money shall be transferred to that fund or entity.
2. Prior to site preparation or other related construction activity, the applicant shall construct a split rail fence at the limit of the tree preservation area to further designate and protect the buffer area from the individual property owners encroaching within this area.
3. Prior to site preparation the applicant shall submit to the Division, for review and approval, a draft conservation restriction for the  $\pm$  17.7 acres of fenced tree preservation area. The deed restriction shall require that the area of trees be preserved in its natural state, shall prohibit removal or clearing of dead trees greater than five inches in diameter at four and one-half feet above ground except to prevent a safety hazard;

and which prohibits removal, clearing or mowing of live vegetation, including trees, unless it is demonstrated to the Department that such removal will result in habitat enhancement. The restriction language should also include reference to the required split rail fence to be placed at the limit of the tree preservation/planting area to be maintained in perpetuity, which will further designate and protect the buffer area from disturbance. In addition, this deed restriction shall be enforceable by the Department and either a local public entity, a private nonprofit organization whose trustees have no other interest in the land, or a homeowner's association. Deed Restriction templates for (Tree Preservation Areas) are available at the Division of Land Use Regulation web site at [www.state.nj.us/dep/landuse/](http://www.state.nj.us/dep/landuse/)

Once approved by the Program, the applicant shall file the deed restrictions with the County Clerk's Office and provide the Program with verification of filing within 60 days of approval by the Division. Any regulated activities undertaken on the site before a copy of this recorded restriction is submitted to the Department will be considered in violation of this CAFRA Permit.


4. Prior to site preparation or other related construction activity the applicant shall submit to the Division plans depicting a "Typical Unit" within the proposed retirement community. The applicant shall subsequently deed restrict each individual lot to a limit of 300 square feet of additional impervious coverage for appurtenant uses such as a patio or deck. Should the number of units be reduced, or the applicant decides to allocate the additional impervious towards common areas, the applicant may request the additional impervious coverage be allotted for the clubhouse/recreation center complex, as long as the total impervious does not exceed 30% or 40.08 acres, within the Suburban Planning Area portion of the site. Then each housing unit would be deed restricted for no additional impervious coverage.
5. Once approved the applicant shall advise each potential purchaser that each lot for a "Typical Unit" is limited to 300 square feet of additional impervious coverage, subject to any modification as mentioned in Condition No 4.
6. Prior to site preparation or other related construction activity, the applicant shall submit to the Division for review and approval a draft conservation restriction for the project's stormwater management facilities. The restriction must contain language to guarantee the continued maintenance of the proposed stormwater swales and detention/infiltration basin and to protect them from degradation or removal. This restriction shall be included on the deed, and recorded in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES), in the county wherein the lands included in this permit are located. Said restriction shall run with the land and be binding upon all successive owners. All future surveys of the property and individual lots shall show the stormwater management facilities to be preserved and maintained. Deed Restriction templates for (Drainage Structures) are available at the Division of Land Use Regulation web site at [www.state.nj.us/dep/landuse/](http://www.state.nj.us/dep/landuse/)

Once approved by the Program, the applicant shall file the deed restrictions with the County Clerk's Office and provide the Program with verification of filing within 60 days of approval by the Division. Any regulated activities undertaken on the site before a copy of this recorded restriction is submitted to the Department will be considered in violation of this CAFRA Permit.

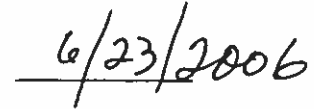
This authorization shall remain valid for five years from the date of this letter, and shall serve in lieu of a CAFRA permit. No further CAFRA approval shall be required if construction of the development is commenced within five (5) years in accordance with the agreement reached.

If you have any questions regarding this authorization, please contact Michele Kirk of my staff in writing at the above address or by telephone at (609) 984-0288.

Approved By:

  
Kevin J. Broderick, Manager  
Bureau of Coastal Regulations

Date:



c: Bureau of Coastal & Land Use Compliance & Enforcement  
Little Egg Harbor Township Construction Official  
Jeanne Mroczko, Office of Dispute Resolution



## State of New Jersey

PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Watershed And Land Management Program  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

SHAWN M. LATOURETTE  
Commissioner

TAHESHA L. WAY  
Lt. Governor

February 6, 2025

Robert Calabro  
US Home, LLC  
2465 Kuser Rd 3rd Floor  
Hamilton, NJ 08690

Re: Flood Hazard Area Verification Approval  
File No.: 1516-03-0049.1 LUP240001  
Applicant: Robert Calabro  
Block(s) and Lot(s): [286, 3] [286, 5] [287, 6] [287, 7]  
Municipality: Little Egg Harbor Twp; County: Ocean

Dear Mr. Robert Calabro:

This letter is in response to your request for a flood hazard area verification along Willis Creek at the above-referenced site. The Department has reviewed your application and hereby verifies the flood hazard area elevation and/or limits and riparian zone limits on this site, as depicted on the approved plans described below.

The flood hazard area was established using Method 5 (approximation method) as described at N.J.A.C. 7:13-3.5, which is based on the method contained in Appendix 1 of the Flood Hazard Area Control Act rules. Please note that Method 5 is intended to be conservative and may in some cases overestimate the actual limits of flooding onsite to ensure that public health, safety and welfare is adequately protected in absence of a Department delineation or FEMA flood insurance study.

The riparian zone extends 50 feet from the top of bank along both sides of each regulated water on this site. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with the definition of the top of bank at N.J.A.C. 7:13-1.2.

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, a general permit by certification at N.J.A.C. 7:13-8, a general permit at N.J.A.C. 7:13-9, or an individual permit at N.J.A.C. 7:13-10. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

**In accordance with section N.J.A.C. 7:13-5.3 (e), a person who is issued a verification pursuant to this subchapter shall be entitled to rely on the determination of the Department, concerning the presence, absence, or extent of flood hazard areas, riparian zones, or floodways for the term specified in this approval, unless the Department determines that the verification is based on inaccurate or incomplete information, in which case the Department may void the original verification and issue a new verification reflecting the actual conditions on the site. For example,**

**the verification may be revised to reflect additional flood hazard areas or riparian zones identified after verification issuance; or if a threatened or endangered species habitat is disclosed or discovered after the verification was issued, the Department may correct the width of the riparian zone.**

The drawing hereby approved is one (1) sheet prepared by ARH Associates, Inc., dated August 23, 2204, last revised January 23, 2025, and entitled:

“FLOOD HAZARD AREA VERIFICATION PLAN FOR VENUE MYSTIC ISLAND, BLOCK 286, LOTS 3, 5 & 6, BLOCK 287, LOTS 5 & 7, LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY” Sheet 1 of 1.

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification;
5. The width and location of any riparian zone approved under the verification; and
6. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact Watershed & Land Management at (609) 777-0454 for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Programs public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also, this determination does not affect the applicant’s responsibility to obtain any local, State or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date and it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-22.4. Pursuant to N.J.A.C. 7:13-5.4(a), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities authorized under the individual permit or general permit authorization. All pre-construction and post-construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

In accordance with N.J.A.C. 7:13-23.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, PO Box 420, Trenton, NJ 08625-0420. This request shall include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/> and the Checklist is available through the Program's website at <http://www.nj.gov/dep/landuse/forms.html>.

Please contact Andre Thompson at [Andre.Thompson@dep.nj.gov](mailto:Andre.Thompson@dep.nj.gov) should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,

Damian T. Friebe, P.E., Section Chief  
Bureau of Flood Hazard and Stormwater Engineering  
Division of Land Resource Protection

AGT

c. Agent - Marianne Risley  
Municipal Clerk

## **RESOLUTION #2024-45**

### **RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE PRELIMINARY SEWER APPLICATION FOR VENUE AT MYSTIC ISLAND BLOCK 286, LOTS 3,5, AND 6, BLOCK 287, LOT 7**

**WHEREAS**, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the “Authority”) has received an application for preliminary sewer approval for property known and designated as Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor, New Jersey; and

**WHEREAS**, the applicant for the project is US Home, LLC, DBA Lennar (the “applicant”), and is represented by applicant’s engineer, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant’s attorney is Jason Tuvel of Prime and Tuvel, LLC; and

**WHEREAS**, the applicant is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor, NJ 08087. The applicant is applying for preliminary water approval at this time. The applicant has not indicated how they propose to provide sanitary sewer service to the site. The applicant’s primary place of business is located at 2465 Kuser Road, 3<sup>rd</sup> Floor, Hamilton, NJ 08060. The applicant’s engineer is, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant’s attorney, is Jason Tuvel of Prime and Tuvel, LLC; and

**WHEREAS**, the applicant has submitted: 1) Concept plan sheet, sheet 1 of 1, titled “Zoning & Layout Plan for Venue at Mystic Island, Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey” prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc., and dated August 9, 2024 with no revisions. 2) Concept plan sheet, sheet 1 of 1, titled “Conceptual Utility Plan for Venue at Mystic Island, Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey” prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc., and dated August 8, 2024 with no revisions. 3) Application for Preliminary Approval of a Sewer System and Appurtenances. 4) Transmittal letter from ARH Associates, Inc., dated August 9, 2024.

**WHEREAS**, the Authority has received a letter of recommendation dated September 3, 2024, from its Consulting Engineer for the project, Remington, Vernick & Vena Engineers, which letter recommends that the application for preliminary sewer be approved, subject to compliance with the terms and conditions set forth therein; and

**WHEREAS**, it appears that the application, by complying with the conditions set forth in the aforementioned review letter, is in compliance with the Authority’s Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED**, this 10<sup>th</sup>, day of September, 2024 by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and grants preliminary sewer approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated September 3, 2024, which is attached hereto and made a part hereof.

2 – The Authority authorizes and directs the Chairman, Secretary, and/or Executive Director to execute any and all necessary documents in order to implement the intent of this resolution.

#### **CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Little Egg Harbor Municipal Utilities Authority at a meeting held on the 10<sup>th</sup> day of September, 2024 a quorum being present and voting in the majority.

  
-----

Kenneth Miller, Secretary





**REMINGTON  
& VERNICK  
ENGINEERS**

9 Allen Street  
Toms River, NJ 08753  
O: (732) 286-9220  
F: (732) 505-8416

September 3, 2024

Mr. Earl F. Sutton, Jr., Executive Director  
Little Egg Harbor Municipal Utilities Authority  
823 Radio Road  
P. O. Box 660  
Little Egg Harbor, New Jersey 08087-0660

Re: Preliminary Sewer Application Review  
Venue at Mystic Island  
Block 286, Lots 3, 5, 6  
Block 287, Lot 7  
RVE File: 1517-N-1183

Dear Mr. Sutton:

Our office has received the application for Preliminary Utility Services Approval for the above referenced Block and Lots. We have reviewed this application and find the following:

A. General:

The Applicant, US Home, LLC DBA Lennar, is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor Township, New Jersey 08087. The Applicant is applying for Preliminary Sewer approval at this time. The Applicant has not indicated how they proposed to provide sanitary sewer service to the site. The Applicant's primary place of business is located at 2465 Kuser Road, 3<sup>rd</sup> Floor, Hamilton, NJ 08060. The Applicant is represented by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The Applicant's attorney is Jason Tuvel of Prime & Tuvel.

B. Items Submitted:

The Applicant has submitted the following:

1. Concept plan sheet, sheet 1 of 1, titled "Zoning & Layout Plan for Venue at Mystic Island, Block 286, Lots 3, 5 & 6, Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, and dated August 9, 2024, with no revisions.
2. Concept plan sheet, sheet 1 of 1, titled "Conceptual Utility Plan for Venue at Mystic Island, Block 286, Lots 3, 5 & 6, Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, and dated August 8, 2024, with no revisions.
3. Application for Review of Preliminary Plans for Utility Services.
4. Transmittal letter from ARH Associates, Inc., dated August 9, 2024.

C. Sewer:

We have the following comments:

1. The project is located in an active sewer service area. Connection to the Authority's sanitary sewer system shall be required.
2. All work is to be constructed in accordance with the Authority's Rules and Regulations.
3. The proposed sanitary sewer improvements within the public right-of-way shall be owned, maintained, and operated by the Authority.
4. The following is a list of items that shall be revised when submitting for Tentative Approval:
  - a. The Applicant shall be required to conduct a sewer collection system analysis of the Authority's existing infrastructure in the vicinity of the project in order to verify the downstream facilities are adequate to service the project. The results of this analysis shall be submitted with the Application for Tentative Approval.
  - b. An Engineer's Report shall be submitted to determine if an NJDEP Treatment Works Approval Permit and/or an Ocean County Utilities Authority Permit shall be required for this project.
  - c. The Applicant is hereby advised that each residential unit shall have its own sanitary sewer lateral. Shared laterals between homes will not be allowed.
  - d. The proposed sanitary sewer laterals shall be constructed in accordance with the Authority's Standard Detail. All laterals shall be constructed of SDR-35 PVC and be a minimum of four inches in diameter, shall be installed with a minimum slope of 1/4" of vertical drop per linear foot of lateral length, shall be installed with a minimum of three feet of cover, and shall have a cleanout installed immediately within the public right-of-way in a non-paved area.
  - e. All sanitary sewer mains shall be located within the public right-of-way and shall be a minimum of ten (10) feet away from the right-of-way line, shall be constructed of SDR-35 PVC, and shall be installed with a minimum slope as prescribed per the New Jersey Administrative Code.
  - f. The Authority's following standard details shall be included in the plans.
    - i. Manhole Frame and Cover
    - ii. Standard Manhole
    - iii. Typical Structure Backfill Detail
    - iv. Aluminum Manhole Step
    - v. Manhole with Stub and 4" Service Connection
    - vi. Aluminum Ladder
    - vii. Typical Drop Manhole
    - viii. Manhole Chute
    - ix. P.V.C. Gravity Sewer Pipe Backfill Details

Page 3

- x. P.V.C. Gravity Sewer Bedding Details
- xi. Typical 4" Service Connection
- xiii. SDR-35 P.V.C. Sanitary Sewer Trench Detail

At this time, we recommend that Preliminary Sanitary Sewer Approval be granted to this project, contingent on the results of a sewer collection system analysis to be conducted by the Applicant verifying the downstream facilities are adequate to service the proposed development.

By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations can be found at <http://www.lehmua.net>

Should any questions arise regarding this matter, please do not hesitate to contact our Toms River office.

God Bless America,

**REMINGTON & VERNICK ENGINEERS**



Alan B. Dittenhofer, P.E., P.P., C.M.E.

ERH/TED/ABD:mr

cc: US Home, LLC DBA Lennar, Applicant  
Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, Applicant's Engineer  
Jason Tuvel of Prime & Tuvel, Applicant's Attorney  
Mr. Michael DiFrancia, Superintendent  
Ms. Nicole Princiotti, Executive Secretary  
Mr. John Mulvihill, Project Manager  
Ms. Debra Rumpf, Esq., LEHMUA  
Mr. Brian Jillson, RVE, Chief Inspector  
Mr. Trace Dittenhofer, P.E., RVE  
Mr. Ed Hyer, RVE

## **RESOLUTION #2024-44**

### **RESOLUTION OF THE LITTLE EGG HARBOR MUNICIPAL UTILITIES AUTHORITY, TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPROVING THE PRELIMINARY WATER APPLICATION FOR VENUE AT MYSTIC ISLAND BLOCK 286, LOTS 3,5, AND 6, BLOCK 287, LOT 7**

**WHEREAS**, the Little Egg Harbor Municipal Utilities Authority (hereinafter referred to as the “Authority”) has received an application for Preliminary Water approval for property known and designated as Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor, New Jersey; and

**WHEREAS**, the applicant for the project is US Home, LLC, DBA Lennar (the “applicant”), and is represented by applicant’s engineer, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant’s attorney is Jason Tuvel of Prime and Tuvel, LLC; and

**WHEREAS**, the applicant is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor, NJ 08087. The applicant is applying for preliminary water approval at this time. The applicant has not indicated how they propose to provide water service to the site. The applicant’s primary place of business is located at 2465 Kuser Road, 3<sup>rd</sup> Floor, Hamilton, NJ 08060. The applicant’s engineer is, Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The applicant’s attorney, is Jason Tuvel of Prime and Tuvel, LLC; and

**WHEREAS**, the applicant has submitted: 1) Concept plan sheet, sheet 1 of 1, titled “Zoning & Layout Plan for Venue at Mystic Island, Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey” prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc., and dated August 9, 2024 with no revisions. 2) Concept plan sheet, sheet 1 of 1, titled “Conceptual Utility Plan for Venue at Mystic Island, Block 286, Lots, 3,5, and 6, and Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey” prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc., and dated August 8, 2024 with no revisions. 3) Application for Preliminary Approval of a Sewer System and Appurtenances. 4) Transmittal letter from ARH Associates, Inc., dated August 9, 2024.

**WHEREAS**, the Authority has received a letter of recommendation dated September 3, 2024, from its Consulting Engineer for the project, Remington, Vernick & Vena Engineers, which letter recommends that the application for Preliminary Water be approved, subject to compliance with the terms and conditions set forth therein; and

**WHEREAS**, it appears that the application, by complying with the conditions set forth in the aforementioned review letter, is in compliance with the Authority’s Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED**, this 10<sup>th</sup>, day of September, 2024 by the Little Egg Harbor Municipal Utilities Authority as follows:

1 - The Authority accepts the recommendations of its Consulting Engineer for the project and grants Preliminary Water Approval. This approval is contingent upon the applicant complying with all terms and conditions set forth in the aforementioned review letter dated September 3, 2024, which is attached hereto and made a part hereof.

2 – The Authority authorizes and directs the Chairman, Secretary, and/or Executive Director to execute any and all necessary documents in order to implement the intent of this resolution.

#### **CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Little Egg Harbor Municipal Utilities Authority at a meeting held on the 10<sup>th</sup> day of September, 2024 a quorum being present and voting in the majority.



Kenneth Miller, Secretary





**REMINGTON  
& VERNICK  
ENGINEERS**

9 Allen Street  
Toms River, NJ 08753  
O: (732) 286-9220  
F: (732) 505-8416

September 3, 2024

Mr. Earl F. Sutton, Jr., Executive Director  
Little Egg Harbor Municipal Utilities Authority  
823 Radio Road  
P. O. Box 660  
Little Egg Harbor, New Jersey 08087-0660

Re: Preliminary Water Application Review  
Venue at Mystic Island  
Block 286, Lots 3, 5, 6  
Block 287, Lot 7  
RVE File: 1517-N-1182

Dear Mr. Sutton:

Our office has received the application for Preliminary Utility Services Approval for the above referenced Block and Lots. We have reviewed this application and find the following:

A. General:

The Applicant, US Home, LLC DBA Lennar, is proposing to construct a new mixed retirement community at 451 Center Street in Little Egg Harbor Township, New Jersey 08087. The Applicant is applying for Preliminary Water approval at this time. The Applicant has not indicated how they propose to provide water service to the site. The Applicant's primary place of business is located at 2465 Kuser Road, 3<sup>rd</sup> Floor, Hamilton, NJ 08060. The Applicant is represented by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc. The Applicant's attorney is Jason Tuvel of Prime & Tuvel.

B. Items Submitted:

The Applicant has submitted the following:

1. Concept plan sheet, sheet 1 of 1, titled "Zoning & Layout Plan for Venue at Mystic Island, Block 286, Lots 3, 5 & 6, Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, and dated August 9, 2024, with no revisions.
2. Concept plan sheet, sheet 1 of 1, titled "Conceptual Utility Plan for Venue at Mystic Island, Block 286, Lots 3, 5 & 6, Block 287, Lot 7, Little Egg Harbor Township, Ocean County, New Jersey" prepared by Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, and dated August 8, 2024, with no revisions.
3. Application for Review of Preliminary Plans for Water Services.
4. Transmittal letter from ARH Associates, Inc., dated August 9, 2024.

Page 2

C. Water:

We have the following comments:

1. The project is located in an active water service area. Connection to the Authority's water system shall be required.
2. All work is to be constructed in accordance with the Authority's Rules and Regulations.
3. The proposed water improvements within the public right-of-way shall be owned, maintained, and operated by the Authority.
4. The following is a list of items that shall be revised when submitting for Tentative Approval:
  - a. The Applicant shall be required to conduct a hydraulic analysis of the Authority's existing infrastructure in the vicinity of the project in order to determine whether sufficient capacity exists to service the project. The results of this hydraulic analysis shall be submitted with the Application for Tentative Approval.
  - b. An Engineer's Report shall be submitted to determine if an NJDEP Bureau of Water System Engineering approval shall be required for this project.
  - c. The Applicant is hereby advised that each residential unit shall have its own water service. Shared services between homes will not be allowed.
  - d. The proposed water services shall be constructed in accordance with the Authority's Standard Detail and shall be constructed of 200 p.s.i. polyethylene tubing, SDR 7.
  - e. All water mains shall be a minimum of eight (8) inches in diameter and shall be constructed of C900 PVC pipe.
  - f. Valves shall be provided on the proposed water main extension so that no more than one fire hydrant is rendered out of service in the event of a water main break.
  - g. The Authority's following standard details shall be included in the plans.
    - i. Standard Bedding Details
    - ii. Typical Water Service Connection Installation
    - iii. Corporation Shut Off Details
    - iv. Fire Hydrant Assembly
    - v. Typical Thrust Block
    - vi. Residential Water Meter Installation

At this time, we recommend that Preliminary Water Approval be granted to this project, contingent on the results of a hydraulic analysis to be conducted by the Applicant verifying the existing infrastructure has sufficient capacity available to service the proposed development.

By copy of this letter, the Applicant is advised that the Authority's most current Rules and Regulations can be found at <http://www.lehmua.net>

Page 3

Should any questions arise regarding this matter, please do not hesitate to contact our Toms River office.

God Bless America,

**REMINGTON & VERNICK ENGINEERS**



Alan B. Dittenhofer, P.E., P.P., C.M.E.

ERH/TED/ABD:mr

cc: US Home, LLC DBA Lennar, Applicant  
Carolyn A. Feigin, P.E., P.P., of ARH Associates, Inc, Applicant's Engineer  
Jason Tuvel of Prime & Tuvel, Applicant's Attorney  
Mr. Michael DiFrancia, Superintendent  
Ms. Nicole Princiotti, Executive Secretary  
Mr. John Mulvihill, Project Manager  
Ms. Debra Rumpf, Esq., LEHMUA  
Mr. Brian Jillson, RVE, Chief Inspector  
Mr. Trace Dittenhofer, P.E., RVE  
Mr. Ed Hyer, RVE





An Exelon Company

457 Main St.  
West Creek, NJ 08092

August 6, 2024

ARH Associates  
Attn: Sadee Gock, EIT  
215 Bellevue Ave.  
P.O. Box 579  
Hammonton, NJ 08037

Re: Availability of Service: Proposed 414 Unit Active Adult Community between Route 9  
and Center St., Little Egg Harbor  
Block #286 , Lot # 3,5 & 6  
Block #287 , Lot #7

Dear Sadee:


This letter is in response to your inquiry with regard for availability of electric service for your proposed project.

Atlantic City Electric anticipates having adequate power available to serve your project. The required electric service will be made available subject to company compliance with the rules and regulations of the New Jersey Board of Public Utilities and the New Jersey Department of Community Affairs Office of Smart Growth, along with receipt of cost contribution and right of way as required.

The Applicant must agree that the rights of way or easement granted for the installation must be cleared of concrete, asphalt, foundations, trees, tree stumps and other obstructions above or below grade at no cost to the Company and to a width sufficient to permit the use of machinery and equipment, and must be graded to within six (6) inches of the final grade by the Applicant and mark any underground facilities, Septic System, sprinklers, etc. before the Company will commence construction.

If you should have any questions, please feel free to call me at (609)294-6724.

Very truly yours,

  
\_\_\_\_\_  
Michael J. Bennett  
Sr. Field Engineering Technician



August 7, 2024

*Via: Email (sgock@arh-us.com)*

Re:

Block 286, Lots 3,5 & 6

Block 287, Lot 7

Little Egg Harbor Township, Ocean County, New Jersey

Dear Sadee,

Thank you for your recent inquiry regarding the availability of natural gas for the above-referenced property.

Natural gas service is available to the location, subject to the terms and conditions of our approved Board of Public Utilities tariff, plus any necessary easements and permitting requirements. Our existing facility locations have not been provided; however we can discuss any required information regarding our facilities once your application for gas service is submitted.

**Important note:** New Jersey Natural Gas does not allow gas meters to be buried under any structures or located inside buildings, including parking garages and covered areas. Meters must be visible and accessible. They cannot be within 3 feet of windows, doors, vents, or electrical equipment. Standard delivery pressure at our meter is 8" w.c. if your equipment requires greater than 8" w.c. New Jersey Natural Gas may provide 2 psi and step-down regulators will be the responsibility of the customer. Please share this information with the property owner, architect, engineer and building design team prior to final design.

Please contact us any specific questions on this project.

Kind Regards,  
Danielle Simone  
Sales Department  
848-206-8340

## **APPENDIX E**

**Tree Plot Data – 1/28/25 & 1/29/25**  
**Per Little Egg Harbor Township Code §215-12.7**

# TREE PLOT DATA FOR VENUE AT SUMMERS CORNER

Conducted 1/28/25 & 1/29/25

Route 9 and Center Street

Little Egg Harbor Township, Ocean County

Per Land Use and Development Chapter 215, section 12.7 of the Little Egg Harbor Township Code, all trees greater than six (6) inches in caliper (DBH), American holly greater than eight (8) feet in height, mountain laurel masses greater than four hundred (400) square feet, or any specimen tree (i.e. any unique or remarkable tree or species) were measured and identified by ARH Associates Environmental Staff on January 28 & 29. Five (5) representative 10,000 square foot plots (100' x 100') established by ARH survey were utilized for the sampling conducted, see attached Tree Plot Plan .

The following is a summary of each tree plot conducted between 1/28/25 and 1/29/25 on the Venue at Summers Corner site.

## Tree Plot 1:

- Completed 1/29/2025
- Three (3) large mountain laurel (*Kalmia latifolia*) masses were found within the plot
  - 1 – 30 x 15 square feet
  - 2 – 33 x 15 square feet
  - 3 – 60 x 10 square feet
- Twenty (20) scarlet oak (*Quercus coccinea*) trees
- Four (4) sassafras (*Sassafras albidium*) trees
- Three (3) white oak (*Quercus alba*) trees
- Seven (7) American holly (*Ilex opaca*) trees
- Eight (8) chestnut oak (*Quercus montana*) trees

## Tree Plot 2:

- Completed 1/28/2025
- Three (3) mountain laurel masses were found within the plot
  - 1 – 250 square feet, east side of plot
  - 2 – 175 square feet, north side of plot
  - 3 – 175 square feet in center of plot
- Five (5) white oak trees
- Eleven (11) scarlet oak trees, five with double stem features
- One (1) sassafras tree

- Two (2) American holly trees, one with a double stem feature
- One (1) shortleaf pine (*Pinus echinata*) tree
- One (1) pitch pine (*Pinus rigida*) tree

#### **Tree Plot 3:**

- Completed 1/28/2025
- One (1) mountain Laurel mass covering 75% of plot area
- Six (6) scarlet oak trees
- Seven (7) American holly trees, two having triple stem features
- Seven (7) white oaks, one featuring a double stem
- Three (3) black gums (*Nyssa sylvatica*)
- One (1) red maple (*Acer rubrum*) which had a double stem feature
- One (1) sassafras tree

#### **Tree Plot 4:**

- Completed 1/28/2025
- One (1) mountain laurel mass taking up 70% of the plot
- Seven (7) sassafras
- Fourteen (14) scarlet oak
- Twenty-one (21) white oak, one tree with a double stem feature
- One (1) pitch pine
- Two (2) red maples
- Two (2) post oaks (*Quercus stellata*)

#### **Tree Plot 5:**

- Completed 1/29/2025
- One large Mountain Laurel Mass, 95% of the site
- Eighteen (18) white oak
- One (1) sassafras
- Ten (10) scarlet oak
- Two (2) pitch pines
- Four (4) American holly trees



DRAWING LOCATION	W:\FILE ROOM\TF 6\5052918\SURD\WG\E+LOT-CHK\6052918-DESIGN.dwg
LAST DATE SAVED	4/22/2025
LAST SAVE BY	jmeale



date:	2025
scale:	As Shown
drawn by:	JM
checked:	C.M.
proj. no.:	5052918

TREE PLOTS PLAN  
 FOR  
 LENNAR  
 VENUE AT SUMMERS CORNER  
 LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY

revisions

**ARH**  
ASSOCIATES  
A national leader in the design and construction of  
corporate headquarters, regional offices, and  
retail stores for a wide range of companies.  
We are currently seeking qualified individuals  
for the following positions:

**ADAMS, REHMANN & HEGGAN  
ASSOCIATES, INC.**  
215 BELLEVUE AVENUE  
PO BOX 579  
HAMMOND, IN 08037-2019  
TEL (809) 561-0482  
FAX (809) 561-0486

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*Carolyn A. Feigin*  
CAROLYN A. FEIGIN  
PROFESSIONAL ENGINEER





Mountain laurel masses 600 feet southeast of Gun Range





American holly trees in TA2 (above) and TA3 (below)





American holly trees and mountain laurel adjacent to TA1



Mountain laurel masses in TA5





Representative forest community showing oak-pine upper canopy above mountain laurel mid-canopy and lowbush blueberry and black huckleberry understory in TA2



Representative forest community showing northern red oak dominated upper canopy above mountain laurel mid-canopy nearby TA5

# **APPENDIX F**

## **Qualifications**





## Marianne G. Risley , PWS

Senior Project Manager/Environmental Scientist



### SUMMARY

Marianne is a leading environmental scientist and project manager that allows her to coordinate various types of environmental projects including Pinelands, NJDEP-Land Use Regulation, and US Army Corps of Engineers wetland delineation projects, as well as corresponding permit applications. She oversees all aspects of environmental permitting projects including scheduling and preparation of applications for local, State and Federal permits, licensing agreements, and construction approvals encompassing a wide variety of project evaluations and permitting approaches. Her strategic thinking and regulatory knowledge have consistently led to successful and timely approvals.

Marianne has completed numerous wetland delineations throughout New Jersey with much success, with proposed development sites ranging from 2 to 200 acres. In addition to wetland delineations and permit applications, she conducts environmental field analyses including soil and vegetation analysis. Her project work includes data collection, site evaluation, and preparation of various environmental impact statements/feasibility studies. This involves the efficient site evaluation for environmental impacts, interpretation of GIS generated mapping resources, and thorough review. She is also experienced in the preparation, submission, and follow-up status reporting of project applications made to a diverse range of agencies for appropriate approvals:

- Freshwater/Coastal Wetland Delineations (various agencies)
- Freshwater Wetlands General Permits
- Tidelands / CAFRA / Waterfront Development
- Flood Hazard Area Individual Permits
- NJ Pinelands Commission
- US Army Corps of Engineers
- County Soil Conservation District Certifications/NJPDES 5G3
- NJDEP Treatment Works Approvals

She is highly proficient in providing supportive documentation for applications made to the local, County and State levels. Her coordination and compilation of required permits associated with major site plans, major subdivisions, and minor subdivision applications have proved to project success for many landmark projects including structural projects such as bridge and dam replacements, road design, and site design for buildings, multi-purpose trails, athletic fields, parks and solar arrays. Her experience in permitting services includes alternatives analysis, negotiation, critical path management, permit strategy development, applications, environmental impact report and compliance statements.

### PROFESSIONAL EXPERIENCE

#### NJDEP, Division of Land Use and Pinelands

Expertise and known for specialized permitting for various permits within NJ, extensive experience providing environmental planning support for various

### EDUCATION

Stockton University  
BS, Environmental Science,  
1984

### LICENSES / CERTIFICATIONS

Professional Wetlands  
Scientist (PWS)

NJDEP Flood Hazard Control  
Act

NJ Annual Flood Management  
Conference

### YEARS OF EXPERIENCE

35

### PROFESSIONAL EXPERIENCE

- Environmental Field Analysis
- Wetlands Delineation
- Regulatory Authorizations Procurement
- Environmental Permitting

agencies throughout the State including but not limited to: NJDEP, Division of Land Use (Freshwater Wetlands, Flood Hazard, Pinelands, Tidelands, etc.).

**Representative Environmental Permitting Projects**

**NJ Natural Gas – Ocean County and Monmouth Counties** – Gas Main Linear Extensions – both projects entailed pre-application screening, associated meetings with various permitting agencies. Ocean County extension included CAFRA Waterfront Development Permitting, Freshwater and Coastal Wetlands delineations, flood hazard area permitting, US Army Corps of Engineers Nationwide Permitting, and Tidelands associated with the utility improvements proposed.

**Atlantic City Electric (ACE)** – Various Counties – coordination of proposed sub-station improvements and completion of Soil Erosion Control authorizations. In addition, completion of various NJPDES discharge coordinated efforts for authorization of discharges needed as part of construction process. (ie NJPDES 5G3, etc...)

**Solvay – West Deptford, Gloucester County** – 150+ acre solar project site. Various permitting efforts were involved associated with the managing, and coordination of an NJDEP - Upland Waterfront Development Permit, Flood Hazard Individual Permit/Verification, Freshwater Wetlands Letter of Interpretation (LOI), and the USACOE Jurisdictional Determination.

**South Jersey Gas (SJG)** – Various projects including the management and coordination of subsurface system rehabilitation and replacement. Obtain and coordinate NJDEP Treatment Works approvals and associated construction management. Various SJG facility improvements and coordination.

**Various Municipal Work Projects:**

**Hammonton, Atlantic County:** - Various efforts, management and coordination with municipality to complete required lake lowering permitting for lake maintenance, reviews of stormwater basin design during construction including evaluation of soils, Pinelands Town applications for linear development projects, and demolition of various structures.

**Pemberton Township, Burlington County** – Various efforts, management and coordination with municipality to complete permitting located within the NJ Pinelands jurisdiction, conduct evaluation of wetlands, soils and obtain Public Development approvals for related work for park systems, trail projects, dam reconstruction, and sewer/water improvements.

**Brick Township, Ocean County** – Various efforts, coordination and permitting required to obtain appropriate approvals for municipal building construction (ie: Special Operations building), evaluation of related NJDEP – Division of Land Use requirements, completion of coordination with agencies to complete Township objectives.

**Marinas:**

**Brick Township, Ocean County** – Traders Cove Marina – dredging maintenance permitting through the NJDEP Division of Land Use and US Army Corps of Engineers, regulatory coordination.

**All Seasons Marina, Cape May County** - Dredging maintenance permitting through the NJDEP Division of Land Use and US Army Corps of Engineers, regulatory coordination.

**Bridge and Dam Projects:**

**8<sup>th</sup> Street Folsom BV-2, Atlantic County** - Design, Rehabilitation - Permitting including Pinelands and Freshwater Wetlands, Flood Hazard and Soil Conservation.

**Burlington County Bridge B4.61 – Design, Rehabilitation** - Permitting including overlapping jurisdictions NJDEP Division of Land Use, Tidelands and US Army Corps of Engineers, Soil Conservation.

**Fairton Bridge Replacement, Cumberland County-** Design, Replacement – Permitting including overlapping jurisdictions NJDEP Division of Land Use and US Army Corps of Engineers, Soil Conservation.

**Beals Road Bridge – Cumberland County** – Design, Rehabilitation/Replacement – Permitting including overlapping jurisdictions NJDEP Division of Land Use and US Army Corps of Engineers, Soil Conservation.

**Van Lieus Bridge, Hunterdon County** – Design, Rehabilitation/Replacement – Permitting including wetlands delineation, NJDEP Division of Land Use and Flood Hazard Individual Permits, Soil Conservation.

**Class B Recycling General Permitting (NJAC 7:26A)** – Class B Recycling General Permit Approvals and Modifications for existing and new Class B Recycling Facilities. Coordination and completion with NJDEP Division of Solid and Hazardous Waste – Bureau of Recycling.



## Linda Campbell Rehmann, PhD

### Water Resources Specialist



#### SUMMARY

Linda Campbell Rehmann is a regional leader in hydrologic and hydraulic analysis. Her technical expertise lies in areas of groundwater hydrology, dam and bridge analyses, potable water source assessment and permitting, and construction dewatering.

Linda is a vital asset in any water resources project as she frequently designs and analyzes aquifer test programs for public supply wells, writes hydrogeologic reports, and prepares water allocation permit applications.

She also supports our structural engineering group by performing dam inspections as well as carrying out detailed HEC-HMS and HEC-RAS computer modeling. She has collected and analyzed on-site tidal data for hydrologic purposes, prepared inundation maps, operations and maintenance plans and emergency action plans for dams and completed water system audits and asset management plans for municipal water supply systems. In other work, Linda has evaluated issues with HDD construction for utilities, designed and overseen construction dewatering projects including pilot studies, assessments and permitting, and evaluated impacts of construction projects on local and regional flooding in coastal communities.

#### PROFESSIONAL EXPERIENCE

**Bridge and Culvert Analyses (Replacement or Rehabilitation)** Performed hydrologic and hydraulic analyses on bridges and culverts in Atlantic, Burlington, Cumberland, and Hunterdon Counties, including establishment of hydraulic design, scour analyses, and NJDEP Flood Hazard Permitting submittals.

**Dam Hydrologic and Hydraulic Analyses.** Performed hydrologic and hydraulic analyses on dams across southern New Jersey, including establishment of design storms, mapping of inundation areas, and assistance in rehabilitation design.

**Dam Decommissioning Cumberland County, NJ.** Performed H&H analyses on dams to justify decommissioning to return the waterways to their natural course, including permitting, design and staging for environmental optimization, fish salvage coordination.

**Construction Dewatering, Stone Harbor, Cape May, Atlantic City and Brigantine, NJ.** Provided oversight of field data collection, calculations, and permit application packages for dewatering allocation (NJDEP BWA), discharge to both sanitary and storm sewer (NJDES and TWA), and coordination on dewatering strategy with contractor. During construction, performed ongoing data collection, coordination, and reporting.

#### EDUCATION

Drexel University  
*PhD, Civil & Architectural  
Engineering, 1998*

Stanford University  
*MS, Environmental Engineering &  
Science, 1993*

Cornell University  
*BS, Civil & Environmental  
Engineering, 1992*

#### YRS OF EXPERIENCE

25

#### PROFESSIONAL EXPERIENCE

- Hydrologic & Hydraulic Analysis
- Groundwater Hydrology
- Water Permitting & Auditing
- Construction Dewatering

**Design and Permitting of New Water Systems, Pemberton Township, NJ.** Provided technical and permitting support in municipal purchase agreements of new water systems, source assessment and evaluation, and decision matrix development for supply and demand prioritization for future interconnections and new source development.

**Public Community Water Supply, Hammonton, NJ.** Oversaw aquifer test program on a municipality in order to assess groundwater yields and impacts on pumping, prepared hydrogeologic study and permit application packages requesting and receiving an increase in allocation.

**New Public Community Water Supply Well, Lakewood, NJ.** Oversaw permitting of a new public community supply well for the local MUA.

**Asset Management Planning (Water).** Provided asset management plans for municipalities in compliance with the WQAA, including prioritization of system replacement, mapping and ageing of distribution system infrastructure, and Water Auditing of public community supply systems.

**Lead Service Line Replacement** Provided support for lead service line data collection and GIS data development, developed LSL replacement plan and provided updated annual reports.

**Flood Hazard and Construction Dewatering Permitting for Linear Utility Developments.** Analyzed and prepared Flood Hazard and construction dewatering permit submittals for the construction for two projects each consisting of over five miles of linear utility development across multiple streams and associated flood hazard areas, wetlands, and riparian zones including some within the NJ Pinelands and State Parks.

**Project Funding.** Successfully secured funding from NJDEP Water Quality Restoration Grant Program to construct streambank stabilization in a local park and to construct rain gardens in Burlington and Monmouth Counties, from NJ Pinelands Infrastructure Trust to rehabilitate an aging water system, and from NJDEP Bureau of Dam Safety and Flood Control to reconstruct a failed dam.





# CAREL ABBOUD, WPIT

*Environmental Scientist*



## EDUCATION

Stockton University, 2021  
*BS, Environmental Science*

Concentration in Soil Science  
and Hydrology

## CERTIFICATIONS

Wetland Professional In Training  
(WPIT)- Society of Wetland  
Scientists

Wetland Delineation Certificate-  
Rutgers University

## YRS OF EXPERIENCE

4

## PROFESSIONAL EXPERIENCE

- Environmental Field Analysis
- Wetlands Delineation
- Environmental Permitting
- Regulatory Authorizations

## CONTINUING EDUCATION

- Vegetation Identification for  
Wetland Delineation
- Hydric Soils
- Methodology for Delineating  
Wetlands
- Soil and Plant Relationships
- Identification of Wetland  
Plants in Winter

## SUMMARY

Carel is a skilled environmental scientist who coordinates different types of permits for environmental projects and conducts field analyses. She supports and prepares the submission of project applications made to a diverse range of agencies for appropriate approvals. Her work involves the coordination and preparation of applications for local, state and federal permit approvals including NJ Pinelands Commission, NJDEP-Land Use Regulation, NJPDES Division of Water Quality, Soil Conservation Districts and US Army Corps of Engineers.

She is proficient in performing wetland delineations throughout New Jersey. Her field analyses involve data collection, field analysis including vegetation and soil analysis, site evaluation, and preparation of various environmental impact statements/feasibility studies. Work efforts include efficient site evaluation for environmental impacts, and the interpretation, preparation, and review of GIS generated mapping resources. She is proficient in environmental impact reports and providing supportive documentation for various applications made to the local, County and State levels.

## REPRESENTATIVE ENVIRONMENTAL PERMITTING PROJECTS

### Utilities:

NJ Natural Gas –Monmouth County – Gas Main Linear Extension – Included application support for NJDEP Freshwater Wetlands General Permit, NJDEP Flood Hazard Area Permit, and Freehold Soil Conservation District Permit.

Atlantic City Electric (ACE) – Various Counties – Completion of Soil Erosion & Sediment Control authorizations, NJPDES Permits coordinated efforts for authorization of discharges needed as part of construction process (ie NJPDES 5G3, etc). Also included the monitoring of various construction sites for soil erosion/environmental compliance with local soil conservation districts, documenting onsite construction activities and weekly reporting utilizing ECAT system.

### Municipal Work Projects:

Hammonton, Atlantic County: - Preparation and coordination with in-house engineers to complete permits associated with projects such as public-school improvements, water main extensions, and public park improvements. Assistance with stormwater basin design during construction including evaluation of soils.

Pemberton Township, Burlington County – Support to complete permitting located within the NJ Pinelands jurisdiction, conducting evaluations of wetlands, soils, and obtaining Public Development approvals for related work of park systems, trail projects, and public facilities.

Colts Neck, Monmouth County – Research, GIS Coordination, & Authorship of the Soils, Wetlands, Wildlife, Vegetation, & Geology Chapters for the Township Environmental Resource Inventory (ERI).

Brick Township, Ocean County – Traders Cove Marina – Dock permitting through the NJDEP Division of Land Use and US Army Corps of Engineers, regulatory coordination.

**Private Projects:**

Campground, Gloucester County – Efforts for the permitting of campground amenities in relation to the Pinelands Comprehensive Management Plan (CMP) and assistance with site stormwater basin design including soil test pit evaluation and mapping. Various efforts included meetings with Pinelands agency, report preparation, compliance strategies and wetlands delineation and analysis.

Golf Courses- Ocean County & Atlantic County – Review and report summary application to NJ Pinelands Commission for Nitrate Standard Compliance (laboratory report analysis).

Treatment Works Approvals – Septic System Applications to NJDEP Division of Water Quality.

Class B Recycling General Permitting (NJAC 7:26A) – Class B Recycling General Permit Approvals and Modifications for existing and new Class B Recycling Facilities. Coordination and completion with NJDEP Division of Solid and Hazardous Waste – Bureau of Recycling.

Produce Facilities –NJPDES EG Permitting – Coordination and facility site reviews for New Jersey Pollution Discharge Elimination System (NJPDES) Category EG Land Residuals permitting and application efforts as part of beneficial reuse.