

**ENVIRONMENTAL IMPACT STATEMENT**  
**For**  
**COASTAL AREA FACILITY REVIEW ACT (CAFRA)**  
**INDIVIDUAL PERMIT APPLICATION AND**  
**LITTLE EGG HARBOR TOWNSHIP PRELIMINARY AND**  
**FINAL MAJOR SITE PLAN APPLICATION**

**MATHISTOWN COMMONS RESIDENTIAL  
DEVELOPMENT**  
**Block: 325.20, Lot: 11**  
**Little Egg Harbor Township, Ocean County**

Applicant:  
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Stormwater Management Report and O&M Manual

Design Site Plans

## **1.0 INTRODUCTION AND PROJECT DESCRIPTION**

This Environmental Impact Statement (EIS) and Statement of Compliance is submitted to the New Jersey Department of Environmental Protection (NJDEP), Land Resource Protection, in application for a Coastal Area Facility Review Act (CAFRA) Individual Permit. In addition, as is customary in most municipalities, this report shall serve to satisfy the EIS requirements of Little Egg Harbor Township, in application for preliminary and final major site plan approval, for the proposed construction of a 96-unit residential development including 80 townhomes and 16 affordable housing units.

A previous CAFRA permit (NJDEP File No. 1516-01-1001.1) was issued for the site on June 13, 2002, for commercial development including a 76,044 square-foot building and 365 parking spaces and associated improvements; however, the development was never constructed and the CAFRA permit has since expired.

The property is located at 167 Mathistown Road in Little Egg Harbor Township, Ocean County, New Jersey. The property is approximately 12.33-acres and is designated on the Little Egg Harbor Township tax maps as Block 325.20, Lot 11. The majority of the site is currently forested with a small clearing at the front of the site along Mathistown Road and dirt trails throughout. As depicted in historic imagery, the majority of the site was clear cut in 2002, likely after the previous CAFRA permit was issued. Since this time, native vegetation has grown, and a young forest has been reestablished.

The site is located in the Coastal Suburban Planning Area, within a sewer service area. The site is bordered by residential development to the south, east, and west and a commercial development to the north.

Site figures and photographs are provided herein in Appendix A.

The applicant proposes a single entrance off Mathistown Road, to access the site and to construct a total of 15 buildings, containing 80 townhomes and 16 affordable housing units. The site design includes an internal road system, 244 parking spaces, including 6 electric vehicle charging spaces, stormwater management system, landscaping, lighting, and accessory improvements.

The proposed development will be serviced by public water supply and sanitary sewer service. It is anticipated sufficient potable water and sewer service capacity is available to serve the proposed development. Requests for confirmation of available water and sanitary sewer capacity to service the proposed development have been requested and will be submitted upon receipt.

Solid waste generated during construction will consist of construction related debris and cleared wood. Any cut trees or vegetative debris shall be converted to wood chips, mulch, and firewood for re-use, as practical. Solid waste generated during occupancy will consist solely of domestic waste and will be collected by the Township, County, or license contractor, as applicable.

The proposed landscaping plan is shown on Sheets 11 and 12 of the submitted site design plans. Landscaping is proposed around the buildings, shade trees along the roadways and plantings around the stormwater basin. Any disturbed areas shall be vegetatively stabilized in compliance with the soil erosion and sediment control plan.

Stormwater will be managed on the site via pervious pavement in the parking areas and a proposed system of overland flow to three small scale infiltration basins with forebays for treatment. The proposed stormwater management system has been designed to reduce peak discharges for the 2-, 10-, and 100-year storm. Additional information regarding stormwater management is provided in the Stormwater Management Report, included under separate cover.

The proposed development including the internal road and building layout, utilities plan, stormwater management system, landscaping and lighting plan, and details are depicted on the enclosed site plan prepared by Challoner and Associates, LLC, dated April 25, 2025.

Several investigations of the project site were conducted by the environmental scientist, surveyor, and project engineer. Methods and materials employed during the field investigation and utilized for preparation of this report included a review of existing documentation (including, but not limited to aerial photographs, soil surveys, New Jersey Department of Environmental Protection (NJDEP) GeoWeb maps, published literature, etc.), qualitative observations of the site characteristics, such as flora and fauna, and a review of the proposed project with respect to anticipated positive, adverse, temporary, and unavoidable long-term environmental impacts.

This EIS was prepared under the supervision of Mr. Stuart Challoner, PE and Ms. Junetta N. Dix, Environmental Scientist. A copy of Ms. Dix's resume is included herein as Appendix B. Ms. Dix will, if needed, provide any additional testimony regarding the current environmental conditions and potential adverse impacts, at the Site Plan application hearing.

## 2.0 STATEMENT OF COMPLIANCE WITH COASTAL ZONE MANAGEMENT POLICIES

The applicant proposes a residential development of 96 dwelling units, including lighting and landscaping; stormwater management; parking and new ingress / egress and internal roadways. Because more than 24 dwelling units are proposed, a CAFRA Permit is required from the New Jersey Department of Environmental Protection.

CAFRA decision-making requires review of the project under all applicable Coastal Zone Management Policies (N.J.A.C. 7:7 - 1.1 *et seq.*). These policies have been divided into three types, location policy, use policies and resource policies, to help determine the acceptability of a particular use at a given location, and to discuss the coastal resources which may be utilized.

The list of coastal rules presented herein will be followed by a statement demonstrating compliance with each applicable policy. These rules and policies serve to identify and address all environmental resources of the property, in support of a municipal EIS for site plan application.

7:7 – 9.25	Flood Hazard Areas
7:7 - 9.27	Wetlands and 7:7-9.28 - Wetlands Buffers
7:7 - 9.30	Intermittent Stream Corridors
7:7 - 9.31	Farmland Conservation Areas
7:7 - 9.32	Steep Slopes
7:7 - 9.36	Historic and Archeological Resources
7:7 - 9.35	Specimen Trees
7:7 - 9.36	Endangered or Threatened Wildlife or Vegetation Species Habitats
7:7 - 9.37	Critical Wildlife Habitats
7:7 - 9.45	Geodetic Control Reference Marks
7:7 - 13	Coastal Planning Areas, Impervious Cover Limits for a Site in the CAFRA Area, Boundaries for Coastal Planning, Mainland Coastal Centers

7:7 - 13	Vegetative Cover Percentages for a Site in the CAFRA Area
7:7 - 14.2	Basic Location Rule
7:7 - 14.3	Secondary Impacts
7:7 - 15.2	Housing
7:7 - 16.3	Water Quality
7:7 - 16.4	Surface Water Use
7:7 - 16.5	Groundwater Use
7:7 - 16.6	Stormwater Management
7:7 - 16.7	Vegetation
7:7 - 16.8	Air Quality
7:7 - 16.10	Scenic Resources and Design
7:7 - 16.11	Buffers and Compatibility of Uses
7:7 - 16.12	Traffic

## **SPECIAL AREAS**

### **2.1 Flood Hazard Areas (7:7-9.25)**

*Flood hazard areas are areas subject to flooding from the flood hazard area design flood, as defined by the Department under the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. Flood hazard areas include those areas mapped as such by the Department, areas defined or delineated as an A or a V zone by FEMA, and any unmapped areas subject to flooding by the flood hazard area design flood. Flood hazard areas are subject to either tidal or fluvial flooding and the extent of flood hazard areas shall be determined or calculated in accordance with the procedures at N.J.A.C. 7:13-3.*

**Response:** The subject site is not mapped as occurring within a flood zone, but rather it is located in Zone X, an area of minimal flooding.

### **2.2 Wetlands (7:7 - 9.27) and Wetlands Buffers (7:7 - 9.28)**

*Wetlands are defined jointly by the U.S. ACOE (Federal Register, 1982) and the USEPA (Federal Register, 1980) as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that*

*under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions . . . including swamps, marshes, bogs, and similar areas".*

*Wetland areas are identified and mapped on National Wetlands Inventory Maps produced by the USFWS, coastal wetland maps prepared by NJDEP, and freshwater wetland maps prepared by NJDEP.*

**Response:** A professional wetland scientist inspected the site on September 11, 2024, to identify any wetlands. It was concluded that the site does not contain any jurisdictional wetlands.

### **2.3 Intermittent Stream Corridors (7:7 - 9.30)**

*Intermittent stream corridors are areas including and surrounding surface water drainage channels in which there is not a permanent flow of water and which contain an area or areas with a seasonal high water table equal to or less than one foot. Cutting, filling, damming, detention basins for runoff recharge, paving, structures, or any other activities that would directly degrade the function of intermittent stream corridors, is prohibited.*

**Response:** The subject site does not contain any intermittent stream corridors and thus, this coastal rule is not applicable.

### **2.4 Farmland Conservation Areas (7:7 - 9.31)**

*Farmland conservation areas are defined as contiguous areas of 20 acres or more with soils in the capability classes I, II and III or special soils for blueberries and cranberries as mapped by the United States Department of Agriculture, Soil Conservation Service, in National Cooperative Soil Surveys, which are actively farmed, or suitable for farming.*

**Response:** The project site totals approximately 12.33-acres of mostly forested land and is underlain by Hammonton loamy sand and Downer sandy loam. The site and surrounding areas do not total 20-acres or more of contiguous land with agricultural soils; thus, the site is not considered potential farmland conservation land, and this rule is not applicable.

## **2.5 Steep Slopes (7:7 - 9.32)**

*Steep slopes are land areas with slopes greater than 15 percent, exclusive of coastal bluffs and inclusive of natural swales and man-made areas. Development on steep slopes is discouraged.*

**Response:** As depicted by the site photographs, represented on the attached site plans, and after confirmation by numerous field investigations, slopes in excess of 15% are *not* present onsite.

## **2.6 Historic and Archaeological Resources (7:7 - 9.36)**

*Historic and archaeological resources include objects, structures, shipwrecks, neighborhoods, districts, and other features of the landscape and seascape, including archaeological sites, which are either on or are eligible for inclusion on the State or National Register of Historic Places.*

**Response:** The subject site is not currently listed on the State or Federal register. The site is a vacant forested property. The NJDEP GeoWeb maps do not depict any potential historic or archaeological resources on the site. Additionally, the NJDEP previously found the site does not contain any potential resources, confirmed by a previously issued CAFRA permit for a commercial development on the subject property (NJDEP File No. 1516-01-1001.1).

## 2.7 Specimen Trees (7:7 - 9.35)

*Specimen trees are the largest known individual trees of each species in New Jersey. The Department's Division of Parks and Forestry maintains a list of these trees (Summer 1991). In addition, trees approaching the diameter of the known largest tree shall be considered specimen trees.*

**Response:** The majority of the site was clear-cut in 2002. The site contains no known specimen trees, as indicated by the "List of New Jersey's Record Trees", New Jersey Outdoors, September-October 2000 issue. Field investigations confirmed that no specimen trees or large trees approaching the diameter of the known largest tree exist on the site.

## 2.8 Endangered or Threatened Wildlife or Vegetation Species Habitat (7:7 - 9.36)

*Areas known to be inhabited on a seasonal or permanent basis by any wildlife (fauna) or vegetation (flora) identified as "endangered" or "threatened" species on official Federal or State lists of endangered or threatened species, or under active consideration for State or National listing, are considered Special Areas.*

**Response:** The majority of the site is forested. No open water, wetlands, wetland buffers, or intermittent stream corridors are present on the site.

A Natural Heritage Database search was requested for the subject site. A copy of the results are included in Appendix C. The results include onsite occupied habitat for the Northern Pine snake (*Pituophis melanoleucus*), a State Threatened species. However, as shown on the NJ-GeoWeb Landscape Maps, the Pine snake occupied habitat record is from 1990. Since this time, a CAFRA permit has been issued, the site has been clear cut, and a young forest has been reestablished. Thus, it is unlikely the habitat remains on the subject site.

Furthermore, no threatened or endangered plant species were observed onsite during the numerous field inspections. No adverse impacts to any endangered or threatened species are expected as a result of the proposed development.

**2.9 Wildlife and Critical Wildlife Habitats (7:7 - 9.37)**

*Critical wildlife habitats are specific areas known to serve an essential role in maintaining wildlife, particularly in wintering, breeding, and migrating. Rookeries for colonial nesting birds, such as herons, egrets, ibis, terns, gulls, and skimmers; stopovers for migratory birds, and natural corridors for wildlife movement merit a special management approach through designation as a special area. Ecotones, or edges between two types of habitats, are particularly valuable critical wildlife habitat. Development that would directly or through secondary impacts on the relevant site or in the surrounding region adversely affect critical wildlife habitat is discouraged.*

**Response:** The site is a 12.33-acre forested site located in Little Egg Harbor Township, Ocean County and is surrounded by development and a paved road. The site is not considered critical wildlife habitat.

The results of the field inspection and documents review indicate the subject site may provide potential wildlife habitat. However, the surrounding land uses and the major transportation corridor may limit the subject site as a significant area of wildlife habitat.

The following table identifies those representative wildlife species which may potentially inhabit the subject site. The table is not intended to be a complete inventory but rather a representative list of common species inhabiting or using the subject site.

<b>TABLE 1 – REPRESENTATIVE WILDLIFE SPECIES</b>	
<u>Scientific Name</u>	<u>Common Name</u>
<b><u>MAMMALS</u></b>	
<i>Odocoileus virginianus</i>	Whitetail Deer (observed)
<i>Scalopus aquaticus</i>	Eastern Mole
<i>Sylvilagus floridanus</i>	Eastern Cottontail Rabbit (observed)
<i>Tmias striatus</i>	Eastern Chipmunk
<i>Siurus carolinensis</i>	Eastern Gray Squirrel
<i>Peromyscus leucopus</i>	White-footed Mouse
<i>Mus musculus</i>	House Mouse
<i>Procyon loter</i>	Raccoon
<i>Mephitis</i>	Striped Skunk
<b><u>REPTILES</u></b>	
<i>Thamnophis sauritus</i>	Eastern Ribbon Snake
<i>Thamnophis s. sirtalis</i>	Eastern Garter Snake
<i>Storeria dekayi</i>	Northern Brown Snake
<b><u>BIRDS</u></b>	
<i>Cyanocitta cristata</i>	Common Blue Jay (observed)
<i>Corvus brachyrhynchos</i>	Common Crow (observe)
<i>Parus atricapillus</i>	Black-capped Chickadee
<i>Turdus migratorius</i>	American Robin (observed)
<i>Sturnus vulgaris</i>	Starling
<i>Cathartes aura</i>	Turkey Vulture
<i>B. jamaicensis</i>	Red-tailed Hawk (observed)

**Mammals**

The proposed development is expected to have a minimal adverse effect on species diversity in the project area but may have some minimal impact on species populations. Some small mammals may be displaced by the development due to habitat loss and increase in human activity. However, the creation of edge habitats associated with human development may increase the numbers of white-footed mice, eastern gray squirrels, eastern cottontail rabbits and eastern chipmunks.

## ***Birds***

The proposed development is expected to have limited adverse impacts upon the avifauna of the area. The subject property is now primary forested.

The proposed landscaping plan will include trees, shrubs and other indigenous species that would tend to attract wintering species such as Northern Cardinal, House Finch and American Goldfinch.

## ***Reptiles***

There are no surface waters, streams or wetlands on the property, and thus, adverse impacts to amphibians or aquatic species are not expected.

Any development results in a loss of potential wildlife habitat. However, there will remain a large expanse of preserved woodland.

### **2.10 Geodetic Control Reference Marks (7:7 - 9.45)**

There are no geodetic control reference marks on the project site and accordingly, no disturbance to geodetic control references will occur as a result of the proposed activity.

### **2.11 Coastal Planning Area; Impervious Cover Limits for a Site in the CAFRA Area (7:7- 13) and Vegetative Cover Percentages for a Site in the CAFRA Area (7:7- 13);**

The subject site is located within the Suburban Planning Area, within a sewer service area, where a maximum of 30% of the net land area for impervious coverage is acceptable, 35% of the existing forest must be preserved, and 5% of the unforested area must be planted or additional preservation. The subject property is 12.33 acres in size. Pursuant to Subchapter 13, for properties within a Suburban

Planning Area, coverage is calculated on the net land area. No wetlands or special hazard areas are present on the site; thus, the net land area is equal to the total land area.

The site is mostly forested with some cleared areas. The existing forested area on the site is 10.76 acres and the unforested area totals 1.57 acres. The applicant proposes 29.4% of the net land area as impervious coverage, 3.78 acres of the required 3.77 acres of forest preservation, and at least 0.07 acres of tree plantings (although additional tree plantings are proposed throughout the site). The applicant has proposed an additional area of 0.014 acres of tree preservation in combination with the plantings to meet the required 5% plantings/preservation of the unforested area. The following table demonstrates compliance with the requirements of Subchapter 13.

**TABLE 2 - NJAC 7:7-SUBCHAPTER 13 COMPLIANCE**

**SITE COVERAGE CALCULATIONS FOR FORESTED AND NON-FORESTED SITE IN A COASTAL SUBURBAN PLANNING AREA WITHIN A SEWER SERVICE AREA**

Total Site Area (Equal to Net Land Area) = 12.33 acres

LAND COVER		EXISTING (acres)	PROPOSED (acres)	PERMITTED	PERCENTAGE OF TOTAL LAND COVER PROPOSED
Impervious Coverage		0.00	3.63	Maximum 30% of net land area	<b>29.4%</b>
Forested Land	Forest Preservation	10.76	3.78	Min. 35% of existing forested area to be preserved (3.77 ac.)	<b>30.7%</b>
	Forest Plantings		0.07	Min. 5% of unforested to be planted with trees (0.08 ac.) or additional preservation (additional 0.014 acres captured above)	<b>0.6%</b>
Unforested Land (herbaceous, stormwater basins, lawns, etc.)		1.57	4.85	Min. 5% of unforested (0.08 ac) to be planted with trees or additional forest preservation (captured above)	<b>39.3%</b>
Wetlands, Wetland Buffers, and Open Water Areas		0.00	0.00	N/A	<b>0.0%</b>
<b>TOTAL</b>		<b>12.33 acres</b>	<b>12.33 acres</b>		<b>100.0%</b>

## **2.12 Basic Location Rule (7:7 – 14.2)**

*A location may be acceptable for development under N.J.A.C. 7:7-9, 12, 13, and 14, but the Department may reject or conditionally approve the proposed development of the location as reasonably necessary to:*

- 1. Promote the public health, safety, and welfare;*
- 2. Protect public and private property, wildlife and marine fisheries; and*
- 3. Preserve, protect, and enhance the natural environment.*

**Response:** The proposed development has been designed in compliance with all applicable coastal rules and is not expected to adversely impact public health, safety, and welfare. No adverse impacts to private or public property will occur as a result of the proposed housing development. All applicable standards, buffers, mitigation measures, etc. will be implemented to protect wildlife and the natural environment.

These may include offsite mitigation of critical wildlife habitat; implementation of appropriate wetland buffers; and forest preservation areas.

## **2.13 Secondary Impacts (7:7 – 14.3)**

- (a) Secondary impacts are the effects of additional development likely to be constructed as a result of the approval of a particular proposal. Secondary impacts can also include traffic increases, increased recreational demand and any other offsite impacts generated by onsite activities which affect the site and surrounding region.*
- (b) Coastal development that induces further development shall demonstrate, to the maximum extent practicable, that the secondary impacts of the development will satisfy this chapter. The Department may restrict coastal development from*

*connecting to an approved infrastructure in order to prevent adverse impacts to special areas as defined at N.J.A.C. 7:7-9 and to protect and preserve coastal resources.*

**Response:** Secondary impacts are typically associated with new roads and/or extensions of sanitary sewer mains, resulting in additional 'secondary' development. The proposed project consists solely of internal roadways within the boundaries of the applicant's property and thus, no new roads are proposed – that would provide frontage for otherwise landlocked properties. The proposed sanitary sewer and potable water extensions will be utilized solely for the proposed residential development, with no proposed extensions to any surrounding properties. Accordingly, no secondary impacts resulting from the proposed development are expected.

#### **2.14 Housing (7:7-15.2)**

- (a) *"Housing" includes single family detached houses, multi-family units with apartments or town houses, high-rise buildings, and mixed-use developments.*
- (b) *Standards relevant to water area and water's edge housing are as follows:*
  - 1. *New housing or expansion of existing habitable housing is prohibited in water areas. Reconstruction of existing habitable structures on pilings located over water areas is conditionally acceptable except when damaged by wind, water, or waves, in which case reconstruction is prohibited.*
  - 2. *In special urban areas and along large rivers where water dependent uses are demonstrated to be infeasible, new housing is also acceptable on structurally sound existing pilings, or where piers have been removed as*

*part of the harbor clean-up program, the equivalent pier area may be replaced in the same or another location.*

- i. Structurally sound existing pilings may be reconfigured provided that the total area of water coverage is not increased, and fisheries resources are not adversely impacted.*
- ii. Expansion of the total area of water coverage is discouraged, except where it can be shown that extensions are functionally necessary for water dependent uses.*
- iii. New housing acceptable under this rule shall be consistent with the lands and waters subject to public trust rights rule, N.J.A.C. 7:7-9.48, and the public access rule, N.J.A.C. 7:7-16.9.*

**Response:** The proposed development is the construction of 96 housing units on a landlocked property. The development has been designed to comply with all applicable coastal policies. The site is not located on a filled water's edge or with access to any tidal water body and accordingly, public access to the waterfront and the public trust rule are not applicable.

### **2.15 Water Quality (7:7-16.3)**

*The CZM program has incorporated all Federal, State and Local water quality standards. NJDEP rules concerning water quality control include the surface Water Quality Standards (N.J.A.C. 7:9.4 et seq.), the Wastewater Discharge Requirements (N.J.A.C. 7:9-6.1 et seq.), and the Regulation of the New Jersey Pollutant Discharge Elimination System (N.J.A.C. 7:14A-1 et seq.).*

**Response:** The proposed development will be serviced by public water and sanitary sewer service. Sewage will be pumped to a public facility for treatment and disposal in accordance with all applicable water quality protection regulations.

The proposed development includes the construction of new stormwater management basins, designed in accordance with all applicable standards and regulations. Stormwater management calculations demonstrating compliance with all applicable water quality standards have been completed by the project engineer and are included under separate cover.

During construction, soil erosion and sediment control measures, including the use of silt fencing and inlet sediment filters will be employed to minimize short-term disturbance to water quality. Both temporary vegetative cover and permanent vegetation will protect the unpaved surfaces on-site from erosion.

#### **2.16 Surface Water Use (7:7-16.4)**

- (a) *Surface water is water in lakes, ponds, streams, rivers, bogs, wetlands, bays, and ocean that is visible on land.*
- (b) *Coastal development shall demonstrate that the anticipated surface water demand of the facility will not exceed the capacity, including phased planned increases, of the local potable water supply system or reserve capacity, and that construction of the facility will not cause unacceptable surface water disturbances, such as drawdown, bottom scour, or alteration of flow patterns.*

**Response:** No surface waters are present on the subject site. The proposed project will be serviced by public water supply. A letter confirming there is available potable water capacity to service the proposed development has been requested and will be submitted upon receipt.

## **2.17 Groundwater Use (7:7-16.5)**

- (a) Groundwater is all water within the soil and subsurface strata that is not at the surface of the land. It includes water that is within the earth that supplies wells and springs.*
  
- (b) Coastal development shall demonstrate, to the maximum extent practicable, that the anticipated groundwater withdrawal demand of the development, alone and in conjunction with other groundwater diversions proposed or existing in the region, will not cause salinity intrusions into the groundwaters of the zone, will not degrade groundwater quality, will not significantly lower the water table or piezometric surface, or significantly decrease the base flow of adjacent water sources. Groundwater withdrawals shall not exceed the aquifer's safe yield.*

**Response:** The proposed project will be serviced by public water supply. A letter confirming there is available potable water capacity to service the proposed development has been requested and will be submitted upon receipt. No adverse impacts to groundwater are expected as a result of the proposed development.

## **2.18 Stormwater Management (7:7-16.6)**

The proposed development includes a comprehensive stormwater management system that will efficiently and effectively collect, treat, and dispose of stormwater runoff on the site. Stormwater calculations were completed by the project engineer to demonstrate that the facilities are of sufficient capacity for the proposed development.

**Response:** Stormwater will be managed on the site via pervious pavement in the parking areas and a proposed system of overland flow to three small scale infiltration basins with forebays for treatment. The proposed stormwater management system

has been designed to reduce peak discharges for the 2-, 10-, and 100-year storm. Additional information regarding stormwater management is provided in the Stormwater Management Report, included under separate cover.

Design criteria to be used for the above stormwater management system shall conform to all applicable codes and requirements of the approving agencies. A detailed series of stormwater calculations is presented in the Stormwater Management Report.

Additionally, a Stormwater Management Maintenance Plan has been prepared, describing the methods and standards that will be employed to ensure that the stormwater management facilities will continue to function efficiently and effectively.

#### **2.19 Vegetation (7:7- 16.7)**

*Coastal development shall preserve, to the maximum extent practicable, existing vegetation within a development site and shall also plant new native coastal vegetation to the maximum extent practicable.*

**Response:** A robust landscaping plan is proposed for the residential development, as shown on Sheets 11 and 12 of the submitted design plans. Plantings are proposed around all of the 15 buildings; internal roadway system; around the stormwater basins; and along the property lines. The details of the landscaping plan are provided on Sheet 26 of the submitted site plan and include native species and those suitable for a coastal environment. Additionally, the applicant proposes to preserve 3.78 acres of the existing forest onsite.

Finally, all disturbed areas will be stabilized and seeded in accordance with an approved Soil Erosion and Sediment Control Plan, administered by the Ocean County Soil Conservation District.

## **2.20 Air Quality (7:7-16.8)**

- (a) Coastal development shall conform to all applicable State and Federal regulations, standards and guidelines and be consistent with the strategies of New Jersey's State Implementation Plan (SIP). See N.J.A.C. 7:27 and New Jersey SIP for ozone, particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, lead, and visibility.*
- (b) Coastal development shall be located and designed to take full advantage of existing or planned mass transportation infrastructures and shall be managed to promote mass transportation services, in accordance with the traffic rule, N.J.A.C. 7:7-16.12.*

**Response:** The proposed development includes a total of 96 residential dwelling units and associated parking spaces. A Traffic Engineering and Air Quality Analysis was completed for the proposed development and is included under separate cover.

## **2.21 Scenic Resources & Design (7:7-16.10)**

- (a) Scenic resources include the views of the natural and/or built landscape.*
- (b) Large-scale elements of building and site design are defined as the elements that compose the developed landscape such as size, geometry, massing, height, and bulk structures.*
- (c) New coastal development that is visually compatible with its surroundings in terms of building and site design, and enhances scenic resources is encouraged. New coastal development that is not visually compatible with existing scenic resources in terms of large-scale elements of building and site design is discouraged.*

**Response:** The proposed development is subject to approval by Little Egg Harbor Township Planning Board. The residential buildings and associated improvements will be architecturally designed to be consistent with the surrounding land uses. Appropriate buffering and landscaping are proposed to ensure the new development is visually compatible with existing scenic resources.

## **2.22 Buffers and Compatibility of Uses (7:7 - 16.11)**

Development shall be compatible with adjacent land uses to the maximum extent practicable.

The proposed project complies with the zoning requirements of Little Egg Harbor Township and strictly complies with the permitted use of the area.

Adequate buffering or approval of a variance for buffering, in accordance with a Little Egg Harbor Township Planning Board approval, will be provided, as necessary and if required.

**APPENDIX A –  
Site Figures and Photographs**



## Aerial Map



Block 325.20, Lot 11  
167 Mathistown Road  
Little Egg Harbor Township, Ocean County, New Jersey

Image taken from:  
NJ GeoWeb 2020 Color Imagery

1 Washington Boulevard

Suite 3

Robbinsville, NJ 08691

Voice 609.918.0200

**ACT**  
**ENGINEERS**

[www.actengineers.com](http://www.actengineers.com)

Civil Engineering • Land Surveying • Environmental Permitting



## Road Map



Block 325.20, Lot 11  
 167 Mathistown Road  
 Little Egg Harbor Township, Ocean County, New Jersey

Image taken from:  
 Google Maps 09/17/2024

1 Washington Boulevard  
 Suite 3  
 Robbinsville, NJ 08691  
 Voice 609.918.0200

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# Legend



Soils (SSURGO)

HbmB

Hammonton loamy sand, 0 to 5 percent slopes

DoeAO

Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area



## Soils Map



Block 325.20, Lot 11  
167 Mathistown Road  
Little Egg Harbor Township, Ocean County, New Jersey

Image taken from:  
[www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov)

1 Washington Boulevard

Suite 3

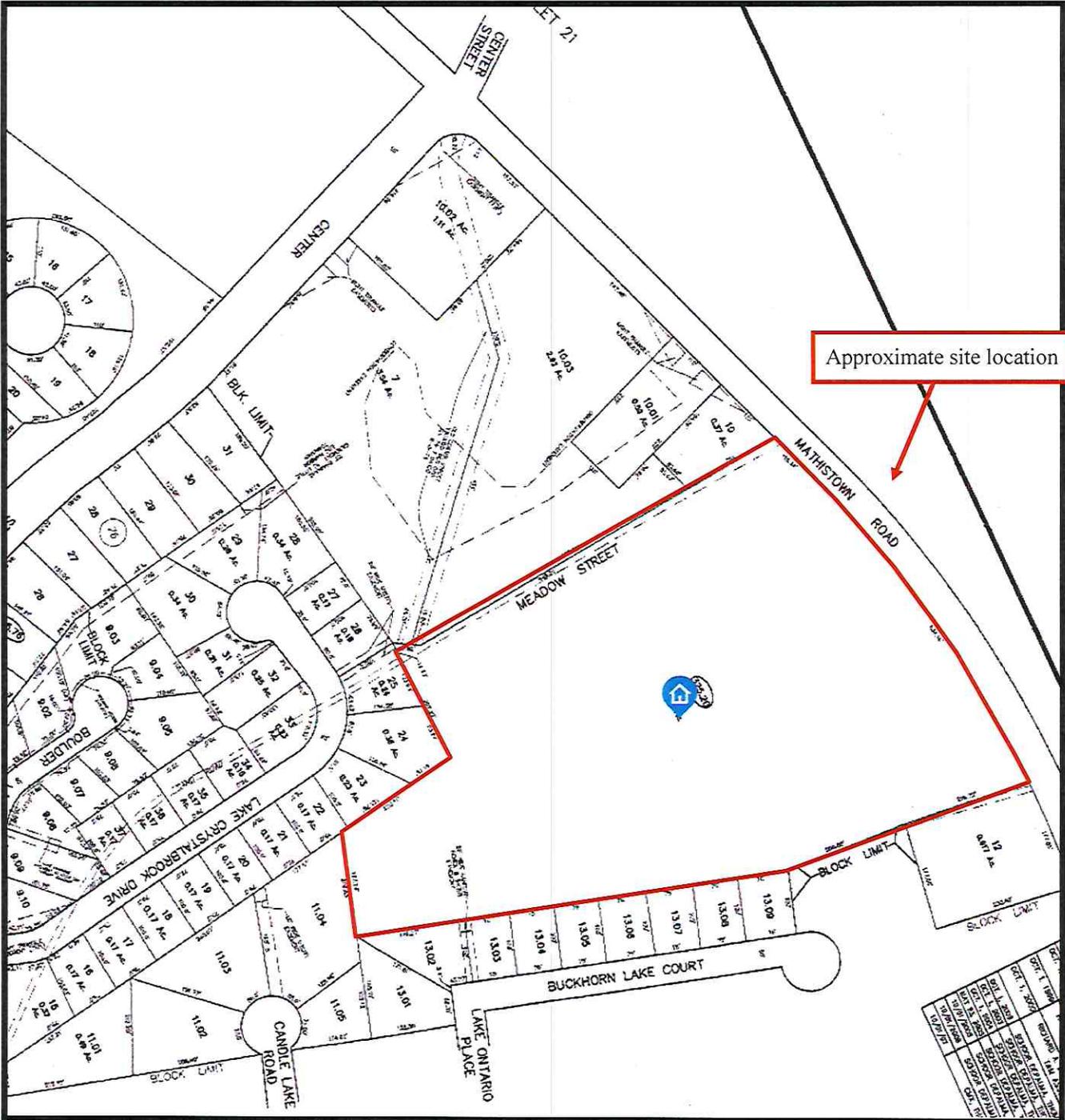
Robbinsville, NJ 08691

Voice 609.918.0200

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### Tax Map



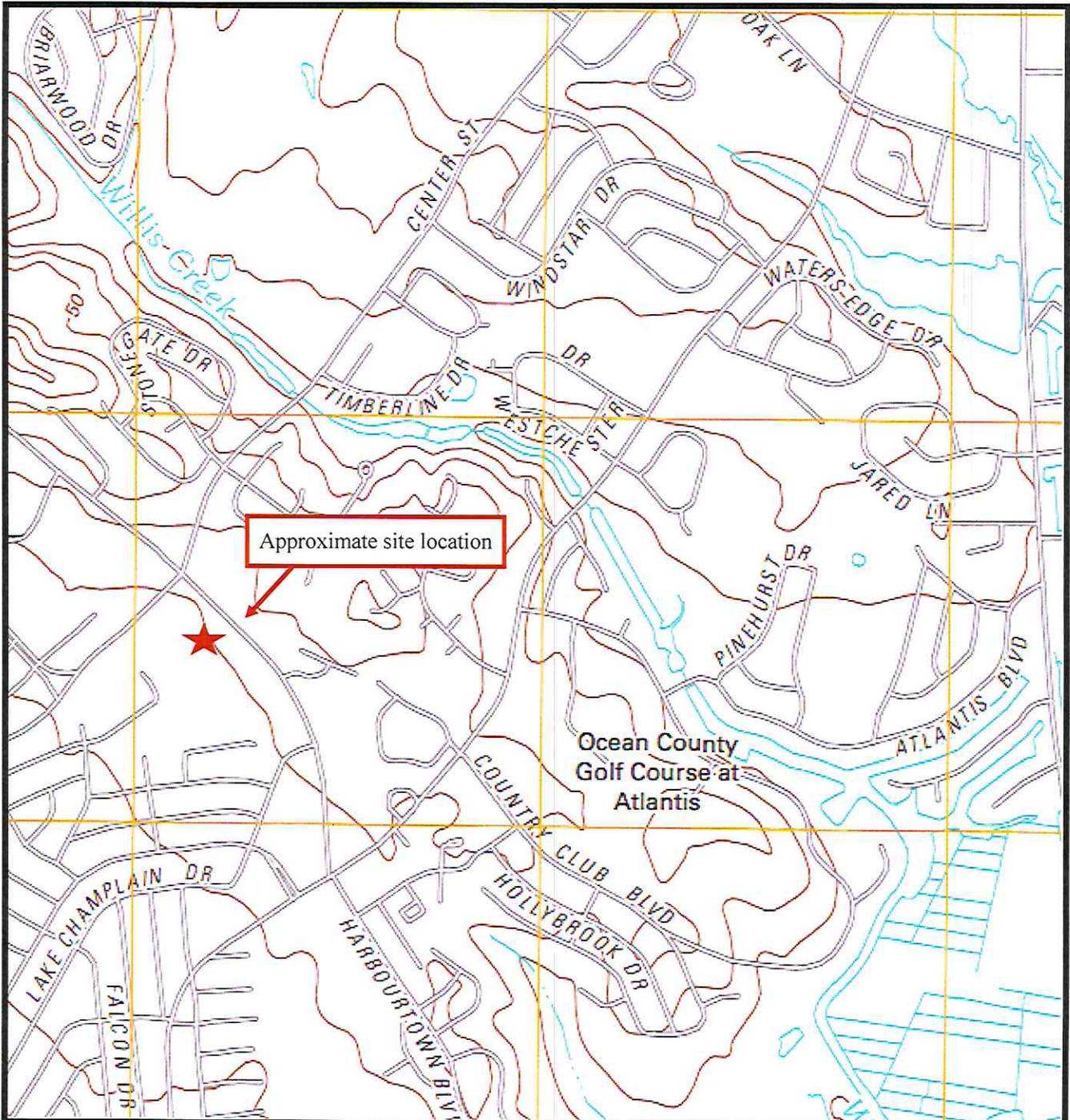
Block 325.20, Lot 11  
 167 Mathistown Road  
 Little Egg Harbor Township, Ocean County, New Jersey

Image taken from:  
[www.stateinfoservices.com](http://www.stateinfoservices.com)

1 Washington Boulevard  
 Suite 3  
 Robbinsville, NJ 08691  
 Voice 609.918.0200  
[www.actengineers.com](http://www.actengineers.com)

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Approximate site location

Ocean County  
Golf Course at  
Atlantis

**USGS Map**



Block 325.20, Lot 11  
167 Mathistown Road  
Little Egg Harbor Township, Ocean County, New Jersey

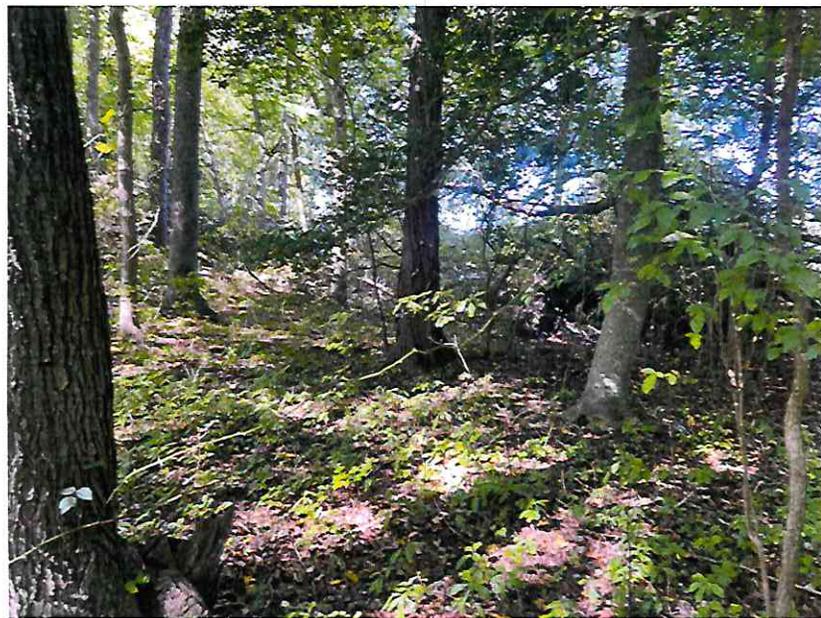
Image taken from:  
USGS Topo, Tuckerton, NJ Quad Map

1 Washington Boulevard  
Suite 3  
Robbinsville, NJ 08691  
Voice 609.918.0200



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**APPENDIX B –  
Resume of Preparer of EIS**

**JUNETTA N. DIX, M.E.M., SPWS**  
**DIRECTOR, ENVIRONMENTAL SERVICES**



**PROFESSIONAL CREDENTIALS**

Master of Environmental Management (M.E.M), Duke University  
B.S., Marine Biology, University of North Carolina at Wilmington  
Senior Professional Wetland Scientist  
Rutgers Coastal Stewardship Certification

**PROFESSIONAL PROFILE**

Ms. Dix has 36 years of experience as an environmental manager in the environmental consulting field. Her responsibilities as an environmental manager have included oversight and conduct of field studies; wetlands delineations, impact assessment and mitigation; threatened and endangered species' surveys and habitat assessments; environmental site audits; environmental impact assessment; land use planning; and preparation of compliance statements in support of various local, State, federal, and Pinelands Commission permit applications.

Proficient in wetlands science, Ms. Dix is recognized by the Council of Engineering and Scientific Specialty Boards (CESB) as a certified Senior Professional Wetland Scientist, experienced in New Jersey Department of Environmental Protection, U.S. Army Corps of Engineers, and Pinelands Commission field methodology. Ms. Dix has considerable field experience in threatened and endangered species surveys and habitat assessments; sampling and analysis of aquatic population dynamics; pollution impact assessment; site remediation; and groundwater and soil sampling procedures.

**PROFESSIONAL EXPERIENCE**

**City of Ocean City; Cape May County, NJ** - Ms. Dix is currently on retainer as General Environmental Consultant to Ocean City. Ms. Dix's responsibilities include feasibility analyses of environmental permitting for various city projects; preparation, submittal and monitoring of environmental permits and oversight of construction activities to ensure environmental compliance. Ms. Dix has completed permitting and regulatory compliance for a "rails to trails" project; boardwalk improvements; dredging and dredged material management; stormwater outfalls; municipal bulkheads and numerous public accesses to the beach improvements. Environmental issues include coastal wetlands; CAFRA, wetlands mitigation; and coastal engineering I construction.

**Shooting Island Shoreline Restoration, Ocean City, NJ** - Ms. Dix, as the Director of Environmental Services, led the permitting effort for this resiliency project, providing improved flood protection to the barrier island and enhancement / protection of over 100 acres of tidal wetlands. This \$3 million+ project was partially funded with a U.S. Department of Interior grant, requiring NJDEP, U.S. Army Corps of Engineers' and National Environmental Policy Act (NEPA) approval. Ms. Dix prepared the Environmental Impact Statement and obtained approval for the construction of northern island rock sill and western island shoreline invertebrate habitat block habitats. This living shoreline project is

instrumental to the long term physical and ecologic health of the island and contributes to improved water quality.

**Heckman Residence, Borough of Harvey Cedars, Ocean County** - Completed environmental permitting for a large bayfront property, that included resolution of previous unauthorized bulkhead construction relative to the Bureau of Tidelands License and Grant conveyances and NJDEP, Division of Land Use. Critical design issues included protection of, and mitigation for, submerged aquatic vegetation and shellfish habitat.

**City of Sea Isle, Cape May County, JFK Boulevard and Excursion Park Improvements** - Ms. Dix prepared and obtained a Coastal Area Facility Review Act (CAFRA) permit, for significant improvements to JFK Boulevard and Excursion Park. The project includes significant recreational improvements adjacent to the promenade (boardwalk), including new traffic patterns, landscaping, park improvements, and band shell. Ms. Dix provided oversight of the construction of the project to document regulatory compliance.

**Public Service Enterprise Group (formerly Public Service Electric & Gas Company), Estuary Enhancement Program, Salem Generating Station, NJ** - As "Lead Permitting Engineer", Ms. Dix was responsible for oversight of all regulatory and permitting issues for the PSEG Estuary Enhancement Program (EEP). The EEP was created as a result of NJPDES special conditions mandating the creation/enhancement of over 20,000 acres of tidal wetlands; installation of numerous fish ladders; modifications to the generating station design intake system; and wetlands restoration via Phragmites australis eradication and control. Ms. Dix's responsibilities included regulatory applicability assessment; application preparation; management of over 200 NJDEP, U.S. Army Corps of Engineers, Delaware River Basin Commission, and local applications and permits; preparation of mitigation proposals; threatened and endangered species assessments ; Phase I Environmental Site Assessments for property acquisition; oversight and quality control/assurance review of Master Contractors and other consultants; and assistance/guidance in wetland restoration design strategies.

**Rutgers, The State University of New Jersey, Institute of Marine and Coastal Sciences** - As a result of considerable New Jersey regulatory compliance experience and a background in marine biology, Ms. Dix was retained by Rutgers University as a general environmental consultant for the Multispecies Aquaculture Demonstration Facility in Cape May, New Jersey. Her Responsibilities included providing regulatory assessment oversight, quality control/quality assurance review of all project documents, preparation and submittal of a CAFRA, Waterfront Development, and Water Quality permit application, and design consultation for regulatory compliance and minimization of adverse environmental impacts for the proposed aquaculture facility. A significant design constraint for the project was the presence of breeding habitat for tiger salamanders. A survey for the species was completed and a preservation plan implemented.

**Expressway Solar and Egg Harbor Family Associates, Egg Harbor Township** - Ms. Dix prepared, submitted, and obtained Coastal Area Facility Review Act (CAFRA) Individual Permits first for a solar array proposed on the 52-acre site and then, secondly for a 136-unit residential development, that was subsequently constructed. Pertinent issues included critical wildlife habitat, forest preservation and threatened or endangered species habitat impacts.

**Atlantic County Firing Range, Egg Harbor Township** - As a subcontractor to the engineer, M. Dix completed a field delineation of jurisdictional wetlands, applied for, and obtained wetlands approvals, for the proposed expansion of the archery range into a firing range.

**Egg Harbor City, Atlantic County, New High School Project** - Ms. Dix conducted field studies on the >100-acre site, to obtain Pinelands Commission approval, for the construction of a new high school in Egg Harbor City. Responsibilities included wetland investigations; threatened or endangered species habitat assessment; Pinelands Commission coordination. Pinelands approval was obtained, and the high school construction completed.

**South Jersey Transportation Authority (SJTA), Atlantic City Expressway and Pleasantville Toll Plaza Widening Project** - As SBE subconsultant to SJTA, Ms. Dix provided environmental consulting services for the proposed Atlantic City Expressway Pleasantville Toll Plaza improvements. Services included a field delineation of jurisdictional freshwater wetlands, preparation of a wetlands report documenting the results of the field investigations, and guidance to the project engineers during the preliminary design phase to minimize adverse environmental impacts and identify applicable environmental permits/approvals.

**APPENDIX C –  
Correspondence: confirmation of  
available water service; NHD  
Results**



# 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*

April 25, 2025

Rachel Thornton  
ACT Engineers, Inc.  
1 Washington Boulevard, Suite 3  
Robbinsville, NJ 08691

Re: Mathistown Road Residential Development  
Block(s) - 325.20, Lot(s) - 11  
Little Egg Harbor Township, Ocean County

Rachel Thornton:

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 3.4) 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 for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Biotics 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 for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Biotics 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. 25-3907453-33356

Beginning January 6, 2025, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.4. 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://dep.nj.gov/njfw/landscapeapp/>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

Occurrences of Bald Eagle nest and roost habitat have “special concern” rank and are included in Landscape Project Version 3.4. The DEP also recognizes that the U.S. Fish & Wildlife Service maintains additional jurisdiction pursuant to the Bald and Golden Eagle Protection Act (BGEPA). They provide guidance to avoid negative impacts in the “National Bald Eagle Management Guidelines” document found at [https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines\\_0.pdf](https://www.fws.gov/sites/default/files/documents/national-bald-eagle-management-guidelines_0.pdf). They also provide a screening tool to help identify activities that may require a Federal permit, at <https://www.fws.gov/media/northeast-bald-eagle-project-screening-form>.

For occurrences of Osprey nests and other bird nests that persist year to year, active nests continue to be protected from disturbance that can result in “take” (i.e., disturbance that can cause abandonment or loss) pursuant to the NJ Endangered and Nongame Species Conservation Act (ENSCA) and the Federal Migratory Bird Treaty Act. As a result of delisting of Osprey to “stable” conservation status, Osprey nests are not represented in Landscape Project maps, but nest locations are available online at [www.Osprey-Watch.org](http://www.Osprey-Watch.org).

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. 25-3907453-33356

**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 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.4	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.4 Stream Habitat File	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat on the  
Project Site Based on Search of  
Landscape Project 3.4 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Northern Diamond-backed Terrapin	Malaclemys terrapin terrapin	Occupied Habitat	2	NA	Special Concern	G4T4	S3
	Northern Pinesnake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Rough Greensnake	Opheodrys aestivus	Occupied Habitat	2	NA	Special Concern	G5	S3

**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 3.4 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.4	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 3.4 Stream Habitat File	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat Within the  
Immediate Vicinity of the Project Site Based on Search of  
Landscape Project 3.4 Species Based Patches**

Class	Common Name	Scientific Name	Feature Type	Rank	Federal Protection Status	State Protection Status	Grank	Srank
<i>Reptilia</i>	Northern Diamond-backed Terrapin	Malaclemys terrapin terrapin	Occupied Habitat	2	NA	Special Concern	G4T4	S3
	Northern Pinesnake	Pituophis melanoleucus melanoleucus	Occupied Habitat	3	NA	State Threatened	G4T4	S2
	Rough Greensnake	Opheodrys aestivus	Occupied Habitat	2	NA	Special Concern	G5	S3
	Woodland Box Turtle	Terrapene carolina carolina	Occupied Habitat	2	NA	Special Concern	G5T5	S3

**Vernal Pool Habitat  
In the Immediate Vicinity of  
Project Site Based on Search of  
Landscape Project 3.4**

**Vernal Pool Habitat Type**

**Vernal Pool Habitat ID**

Potential vernal habitat area

1873

Total number of records: 1