



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

RECEIVED JUL 21 2018

JUL 19 2018

Ralph C. Ford
PLS/PlanLand LLC
216 Cooper Rd, P.O. Box 130
West Berlin, NJ 08091

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 0409-10-0004.1
Activity Number: FWW170001
Applicant: Ralph C. Ford, PLS/Planland LLC
Block(s) and Lot(s): [433.20, p/o 1 (AKA Tracts 2 through 4)]
Cherry Hill Twp., Camden County

Dear Mr. Ford:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on November 15, 2017, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLANDS PLAN FOR PART OF LOT: 1, BLOCK: 433.20, TAXMAP SHEET: 50, TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY", consisting of one sheet(s), dated 10/4/17, last revised 10/23/17, and prepared by H.C.E. & S., LLC Consulting Engineers, is accurate as shown.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP"

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Ordinary: Line Segments L17 through L22 and L37 through L48. [No wetland buffer]

State Open Water: Line Segments L1 through L5, L13 through L15, L24, L120 and L122 through L126. [No wetland buffer]

Intermediate: All remaining Line Segments. [50 foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

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 Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;
2. The approval and expiration date of the letter of interpretation;

3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition 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 freshwater wetland permit. Contact the Division of Land Use Regulation at (609) 292-0060 or <http://www.nj.gov/dep/landuse> for more information prior to any construction onsite."

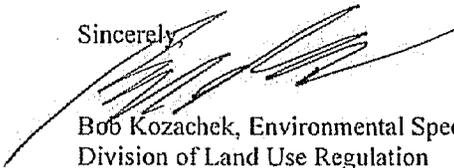
Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact April Grabowski of our staff by e-mail at April.Grabowski@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Bob Kozachek, Environmental Specialist 3
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)





Scott Segal P 856.824.2578
New Jersey American Water F 356.764.4331
213 Carriage Lane
Delran, NJ 08075
scott.segal@amwater.com

Ralph Ford
Plan Land LLC
West Berlin, NJ 08091

January 20, 2010

RE: Request for Water Service Availability
Browning Lane 175 Unit Subdivision



Dear Mr. Ford:

Thank you for your inquiry with New Jersey American Water regarding water services for your project. This letter is to inform you that your project is within the New Jersey American Water franchise service area and currently capacity exists in our system to support this project. We look forward to providing water service for your project upon completion of the main extension process set out in the Company's Guide for Water and Sewer Main Extensions and the documents attached to the Guide. I am your Developer Services Project Manger, and will guide you as you move your project through the main extension process. Enclosed, please find and use the New Jersey American Water Guide for Water and Sewer Main Extensions. This guide is provided to help you understand what is required to obtain new service for your project. In addition, please find the following documents for your information and use:

- Application for a Main Extension
- Guide for Applying for NJDEP/BSDW Permits
- Fireflow Worksheet
- Water Main Extension Design Requirements
- Water Main Technical Specifications
- Draft Agreements
- Service and Metering Standards

Please review all the enclosed documents. I look forward to receiving your Application for Main Extension and working with you in the future. Please note that this letter is not a guarantee for water service as hydraulic and capacity reviews have to be completed once an application is formally submitted.

Please feel free to contact me with any questions.
Sincerely,

Scott Segal, Project Manager, Developer Services South



Making It Better Together

CAMDEN COUNTY PLANNING BOARD

Ian K. Leonard
Freeholder Committee Chairperson
 Kevin Becida, PE
County Engineer
 Frank Moran
Director of Public Works
 Catherine Blowski, Esquire
Council
 Sam Martello
Land Development Review Director
 Carol Sigman
Land Development Review Clerk

FAX COVER SHEET

Date: 7/27/11

To: John Butler

BOARD MEMBERS

George Jones
Chairperson
 Dennis S. Garbowski
Vice Chairperson
 Ronald M. Kelly
 G. Ronald Green
 Joseph Pillo
 Farhat Biviji
 Daniel P. Cosner
 Thomas Schina

FROM: CAMDEN COUNTY PLANNING BOARD

Pages: 3 including cover

NOTE:

Charles J. DePalma Complex
 2311 Egg Harbor Road
 Lindenwold, NJ 08021

Phone: 856.566.3131
 Fax: 856.566.2988

E-mail: planningdivision@camdencounty.com

LAND DEVELOPMENT
REVIEW



Making It Better. Together.

CAMDEN COUNTY PLANNING BOARD

July 19, 2011

Ian K. Leonard
Frederick Committee Chairperson
 Kevin Bedcia, PE
County Engineer
 Frank Moran
Director of Public Works
 Catherine Binowski, Esquire
Counsel
 Sam Martello
Land Development Review Director
 Carol Signan
Land Development Review Clerk

Deanna B. Drumm, P.E., PTOE
 Horner & Canter Associates
 105 Atsion Road, Suite H
 Medford, NJ 08055

RE: **Project Name** Centura Development
Our File No.: MJ-12-1-11
BLOCK(S): 433.20
LOT(S): 1

BOARD MEMBERS

George Jones
Chairperson
 Dennis S. Garbowski
Vice Chairperson
 Ronald M. Kelly
 G. Ronald Green
 Joseph Pillo
 Farhat Biviji
 Daniel P. Cosner
 Thomas Schina

Dear Applicant/Agent:

On July 19, 2011, the Camden County Planning Board granted a final approval for the subject application. All issued discussed at the meeting and outlined on the engineer's report have been satisfied.

The Camden County Planning Board approval concerns itself primarily with a review of factors that directly impact County facilities. All other reviews and compliance procedures, which fall within the guidelines established under the Municipal Land Use Act, are the responsibility of the appropriate Local Board.

Any construction within the existing right-of-way line must be approved and permits secured from the County Permits Department located in this office. Municipal set-back requirements are to be measured from the future right-of-way line to avoid encroachment when the highway is improved.

Thank you for the opportunity to be of assistance in your planning process.

Sincerely,

Sam Martello, Director
Land Development Review

Charles J. DePalma Complex
 2311 Egg Harbor Road
 Lindenwold, NJ 08021

Phone: 856.566.3131
 Fax: 856.566.2988

E-mail: planningdivision@camdencounty.com

LAND DEVELOPMENT REVIEW

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

PLANLAND LLC
216 COOPER ROAD
WEST BERLIN, NEW JERSEY 08091
856-768-3800

June 27, 2011

Mr. Sam Martello, Director
Camden County Planning Board
Charles DePalma Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

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JUL 07 2011

Camden County
Land Development and Review

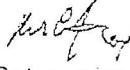
RE: Centura Development
CCPB file MJ-12-1-11
Block 433.20 - Lot 1

Dear Mr. Martello,

Please find enclosed a check in the amount of \$2,344.23 for the fair share obligation for future improvements to the Burnt Mill Road and Browning Lane intersection. This check is per your letter of June 23, 2011 and as such, we trust fulfills the outstanding conditions of our prior granted conditional approval.

If you have any questions, comments, etc. in regards to this matter, please do not hesitate to contact this office. Respectfully submitted and,

Very truly yours,


Ralph C. Ford
Project Manager

RCF:dk
Enclosure

cc: Richard J. Goldstein, Esquire
Deanna Drumm, PE, PTOE