

August 20, 2020

NJDEP Application Support  
Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, NJ 08625  
**Attn: Application Support**

Re: NJDEP Waterfront Development Permit Application  
Proposed Reconfiguration of Existing Marina & Associated Dredging  
**201 W. Willard Avenue**; Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Township of Upper, Cape May Co., NJ  
Applicant: 201 Willard Real Estate, LLC  
WEE Project No. 1590

To Whom It May Concern:

Enclosed please find a Waterfront Development Permit Application for the above-referenced property including the following information:

1. The completed DLUR Application Form;
2. Five (5) copies of a plan entitled "NJDEP Permit Plan" prepared by Robert Douglas Green, P.E. dated August 12, 2020, sheets 4 of 4;
3. Five (5) copies of our Statement of Compliance, including color photographs of the project site, required maps;
4. Copies of the Public Notice Letter;
5. A copy of the Certified List of Property Owners within 200 feet of the site;
6. White certified mail receipts verifying that the appropriate agencies and residents within 200 feet have been notified of this application;
7. A CD containing a copy of the entire application; and
8. A check in the amount of \$3,000.00 representing the application fee.

Please be advised, the Township of Upper is preparing an acceptance letter for dredge material. Upon receipt, a copy of the acceptance letter will be forwarded to the Division for continued review of this application.

If you have any questions or require any additional information, please do not hesitate to contact our office.

Sincerely,



Nicole Hyde

Cc: 201 Willard Real Estate, LLC w/enclosures



**State of New Jersey**  
**Department of Environmental Protection**  
 Division of Land Use Regulation  
**Application Form for Permit(s)/Authorization(s)**  
 501 E. State Street Mail Code 501-02A P.O. Box 420  
 Trenton, NJ 08625-0420  
 Phone #: (609) 777-0454 Web: www.nj.gov/dep/landuse



Please print legibly or type the following: Complete all sections and pages unless otherwise noted. Is this project a NJDOT Priority 1 Repair Project? Yes  No   
 Initial Application  Response to DLUR Deficiency  Extension / Modification  Is this project a NJDOT Priority 2 Repair Project? Yes  No

1. Applicant Name: Mr./Ms./Mrs. 201 Willard Real Estate, LLC E-Mail: Julian@deauvilleinn.com  
 Address: 1354 Hainsport Rd Daytime Phone: \_\_\_\_\_ Ext. \_\_\_\_\_  
 City/State: Mount Laurel / NJ Zip Code 08054 Cell Phone: \_\_\_\_\_

2. Agent Name: Mr./Ms./Mrs. Bryan M. Schuler E-Mail: bschuler@watersedgellc.com  
 Firm Name: Water's Edge Environmental, LLC Daytime Phone: 609-249-3744 Ext. \_\_\_\_\_  
 Address: PO Box 118 Zip Code 08226 Cell Phone: \_\_\_\_\_  
 City/State: Ocean City / NJ

3. Property Owner: Mr./Ms./Mrs. Same as Applicant E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ Ext. \_\_\_\_\_  
 City/State: \_\_\_\_\_ Zip Code \_\_\_\_\_ Cell Phone: \_\_\_\_\_

4. Project Name: Deauville Inn Address/Location: 201 W. Willard Avenue  
 Municipality: Upper Township County: Cape May County Zip Code 08243  
 Block(s): 850 Lot(s): 1, 1.01, 3, 3.01, 4 & 5  
 N.A.D. 1983 State Plane Coordinates (feet) E(x): 448,089 N(y): 133,721 Not Longitude/Latitude  
 Watershed: 16DA - Cape May Bays & Tribs East Subwatershed: 16DA02 - Corson Inlet & Sound / Ludlam Bay  
 Nearest Waterway: Strathmere Bay

5. Project Description: Proposed Reconfiguration of Existing Marina with Associated Dredging.  
0511-10-0001.1

Provide if applicable: Previous LUR File # (s): 85-0821, 0511-96-0011.1, 0511-96-0011.2 and 0511-96-0011.3 Waiver request ID # (s): \_\_\_\_\_

**A. SIGNATURE OF APPLICANT (required):**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment. If the applicant is an organization such as a corporation, municipal entity, home-owners association etc., the party responsible for the application shall sign on behalf of the organization.

Tim Fox  
 Signature of Applicant  
8-10-2020  
 Date  
 Timothy A. Fox, 201 Willard Real Estate, LLC  
 Print Name

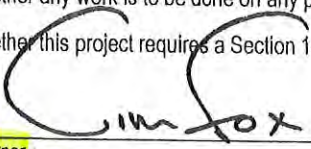
Tim Fox  
 Signature of Applicant  
8-10-2020  
 Date  
 Print Name

**B. PROPERTY OWNER'S CERTIFICATION**

I hereby certify that the undersigned is the owner of the property upon which the proposed work is to be done. This endorsement is certification that the owner/easement holder grants permission for the conduct of the proposed activity. In addition, written consent is hereby given to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s) or survey(s) of the property in question.

In addition, the undersigned property owner hereby certifies:

- 1. Whether any work is to be done within an easement? Yes  No   
(If answer is "Yes" - Signature/title of responsible party is required below)
- 2. Whether any part of the entire project will be located within property belonging to the State of New Jersey? Yes  No
- 3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres? Yes  No
- 4. Whether this project requires a Section 106 (National Register of Historic Places) Determination as part of a federal approval? Yes  No

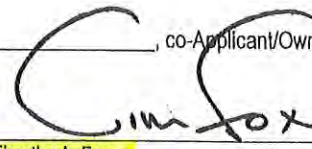
  
 Signature of Owner \_\_\_\_\_  
 Date 8-10-2020  
 Timothy A. Fox, 201 Willard Real Estate, LLC  
 Print Name \_\_\_\_\_

\_\_\_\_\_  
 Signature of Owner/Easement Holder  
 \_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Print Name/Title

**C. APPLICANT'S AGENT**

I, Timothy A. Fox, 201 Willard Real Estate, LLC, the Applicant/Owner and \_\_\_\_\_, co-Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

Bryan M. Schuler  
 Name of Agent \_\_\_\_\_  
Environmental Specialist / Water's Edge Environmental, LLC  
 Occupation/Profession of Agent \_\_\_\_\_

  
 Signature of Timothy A. Fox \_\_\_\_\_  
 Signature of co-Applicant/Owner \_\_\_\_\_

**AGENT'S CERTIFICATION:**


I agree to serve as agent for the above referenced applicant:

  
 Signature of Agent \_\_\_\_\_

Water's Edge Environmental, LLC  
 Name of Firm \_\_\_\_\_


**D. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

  
 Signature \_\_\_\_\_  
Robert D. Green, PE  
 Print Name \_\_\_\_\_  
Professional Engineer, PE, R.D. Green Engineering  
 Position & Name of Firm \_\_\_\_\_  
24GE026637  
 Professional License # \_\_\_\_\_  
8-18-20  
 Date \_\_\_\_\_

**E. STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)**

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

  
 Signature \_\_\_\_\_  
Bryan M. Schuler  
 Print Name \_\_\_\_\_  
Environmental Specialist / Water's Edge Environmental, LLC  
 Position & Name of Firm \_\_\_\_\_  
N/A  
 Professional License # \_\_\_\_\_  
8-10-2020  
 Date \_\_\_\_\_  
 (If Applicable)

**FEE CALCULATION TIPS:**

- Whenever the calculation requires an acreage figure (including the Stormwater calculations), you will need to round UP to the nearest whole number, for example: 0.25 acres gets rounded up to one (1) acre or 2.61 acres gets rounded up to three (3) acres.
- The maximum fee for a CAFRA Individual permit, an Upland Waterfront Development permit, or an In-Water Waterfront Development permit is \$30,000 per permit type. For example: If you are applying for both an upland and an In-water Waterfront Development the maximum fee is applied to each permit for a maximum total of \$60,000 plus any applicable stormwater review fee.
- The stormwater review fee is applied only one time per project, maximum of \$20,000, regardless of multiple applications.

**APPLICATION(S) FOR:** Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column

Coastal General Permits		Fee Amount	Fee Paid
<input type="checkbox"/>	CZMGP1 Amusement Pier Expansion	\$1,000.00	
<input type="checkbox"/>	CZMGP2 Beach/Drone Activities	\$1,000.00	
<input type="checkbox"/>	CZMGP3 Voluntary Reconstruction Certain Residential/Commercial Dev.	\$1,000.00	
<input type="checkbox"/>	CZMGP4 Development of one or two SFH or Duplexes	\$1,000.00	
<input type="checkbox"/>	CZMGP5 Expansion or Reconstruction SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP6 New Bulkhead/Fill Lagoon	\$1,000.00	
<input type="checkbox"/>	CZMGP7 Revetment at SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP8 Gabions at SFH/Duplex	\$1,000.00	
<input type="checkbox"/>	CZMGP9 Support Facilities at a Marina	\$1,000.00	
<input type="checkbox"/>	CZMGP10 Reconstruction of Existing Bulkhead	\$1,000.00	
<input type="checkbox"/>	CZMGP11 Hazard Waste Clean-up	\$1,000.00	
<input type="checkbox"/>	CZMGP12 Landfill of Utilities	\$1,000.00	
<input type="checkbox"/>	CZMGP13 Recreation Facility at Public Park	\$1,000.00	
<input type="checkbox"/>	CZMGP14 Bulkhead Construction & Fill Placement	\$1,000.00	
<input type="checkbox"/>	CZMGP15 Construction of Piers/Docks/Ramps in Lagoons	\$1,000.00	
<input type="checkbox"/>	CZMGP16 Minor Maintenance Dredging in Lagoons	\$1,000.00	
<input type="checkbox"/>	CZMGP17 Eroded Shoreline Stabilization	\$1,000.00	
<input type="checkbox"/>	CZMGP18 Avion Nesting Structures	\$1,000.00	
<input type="checkbox"/>	CZMGP19 Modification of Electrical Substations	\$1,000.00	
<input type="checkbox"/>	CZMGP20 Legalization of the Filling of Tidelands	\$1,000.00	
<input type="checkbox"/>	CZMGP21 Construction of Telecommunication Towers	\$1,000.00	
<input type="checkbox"/>	CZMGP22 Construction of Tourism Structures	\$1,000.00	
<input type="checkbox"/>	CZMGP23 Geotechnical Survey Borings	\$1,000.00	
<input type="checkbox"/>	CZMGP24 Habitat Creation, Restoration, Enhancement, Living Shorelines	No Fee	No Fee
<input type="checkbox"/>	CZMGP25 1 to 3 Turbines < 200 Foot	\$1,000.00	
<input type="checkbox"/>	CZMGP26 Wind Turbines < 250 Feet	\$1,000.00	
<input type="checkbox"/>	CZMGP27 Dredge Lagoon (post storm event)	\$1,000.00	
<input type="checkbox"/>	CZMGP28 Dredge post Bulkhead Failure	\$1,000.00	
<input type="checkbox"/>	CZMGP29 Dredge Marina (post storm event)	\$1,000.00	
<input type="checkbox"/>	CZMGP30 Aquaculture Activities	\$1,000.00	
<input type="checkbox"/>	CZMGP31 Placement of Shell (shellfish areas)	\$1,000.00	
<input type="checkbox"/>	CZMGP32 Application of Herbicide in Coastal Wetlands	\$1,000.00	
<input type="checkbox"/>	CZM Permit-by-Certification (On-line application ONLY)	\$1,000.00	

Coastal Individual Permits		Fee Amount	Fee Paid
<input type="checkbox"/>	CAFRA - IP SFH or Duplex	\$2,000	
<input type="checkbox"/>	CAFRA - IP Residential not SFH/duplex	\$3,000 x _____ # of units	
<input type="checkbox"/>	CAFRA - IP Commercial, Industrial or Public	\$3,000 x _____ acres of the site	
<input type="checkbox"/>	WFD - IP SFH or Duplex (Upland & seaward of MBWL)	\$2,000	
<input type="checkbox"/>	WFD - IP Residential not SFH/duplex (Upland & seaward of MBWL)	\$3,000 x _____ # of units	
<input type="checkbox"/>	WFD - IP Commercial, Industrial or Public Development (Upland & seaward of MBWL)	\$3,000 x _____ acres of the site	
<input type="checkbox"/>	WFD - IP SFH or Duplex (Waterward of MBWL)	\$2,000	
<input type="checkbox"/>	WFD - IP Residential not SFH/duplex (Waterward of MBWL)	\$3,000 x _____ acres of water area impacted	
<input checked="" type="checkbox"/>	WFD - IP Commercial, Industrial or Public Development (Waterward of MBWL)	\$3,000 x _____ acres of water area impacted	\$3,000
<input type="checkbox"/>	CSW - IP SFH or Duplex	\$2,000	
<input type="checkbox"/>	CSW - IP All Development not SFH/duplex	\$3,000 x _____ acres of wetlands disturbed	

Additional Coastal Authorizations		Fee Amount	Fee Paid
<input type="checkbox"/>	Modification of a Coastal GP	\$500	
<input type="checkbox"/>	Minor Technical Modification of a Coastal Wetland Permit	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a CAFRA IP	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a Waterfront IP	\$500 x _____ # of items to be revised	
<input type="checkbox"/>	Major Technical Modification of a Coastal Wetland Permit	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a CAFRA IP	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a Waterfront IP	0.30 x _____ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Zone Letter (Waterfront Development Exemption)	\$500	
<input type="checkbox"/>	CAFRA Exemption Request	\$500	
<input type="checkbox"/>	CZM General Permit Extension	\$240 x _____ # of GPs to be extended	
<input type="checkbox"/>	Waterfront Development Individual Permit - Extension (Waterward of MBWL)	0.25 x _____ original fee = Fee (Maximum \$3,000)	
<input type="checkbox"/>	Meadowlands District Water Quality Certificate	\$5,000 + (\$2,500 x _____ # acres regulated area disturbed)	
<input type="checkbox"/>	Individual Permit Equivalency/CERCLA	No Fee	No Fee

Consistency Determination		Fee Amount	Fee Paid
<input type="checkbox"/>	Water Quality Certificate (NOTE: No fee required under the coastal program)	\$5,000 + (\$2,500 x _____ # acres regulated area disturbed)	
<input type="checkbox"/>	Federal Consistency	No Fee	No Fee

	Freshwater Wetlands General Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FWGP1 Main. & Repair Exist Feature	\$1,000.00	
<input type="checkbox"/>	FWGP2 Underground Utility Lines	\$1,000.00	
<input type="checkbox"/>	FWGP3 Discharge of Return Water	\$1,000.00	
<input type="checkbox"/>	FWGP4 Hazard Site Invest/Cleanup	\$1,000.00	
<input type="checkbox"/>	FWGP5 Landfill Closures	\$1,000.00	
<input type="checkbox"/>	FWGP6 Filling of Non-Tributary Wetlands	\$1,000.00	
<input type="checkbox"/>	FWGP6A TA Adj. to Non-Tributary Wetlands	\$1,000.00	
<input type="checkbox"/>	FWGP7 Human-made Ditches/Swales in Headwaters	\$1,000.00	
<input type="checkbox"/>	FWGP8 House Additions	\$1,000.00	
<input type="checkbox"/>	FWGP9 Airport Sight-line Clearing	\$1,000.00	
<input type="checkbox"/>	FWGP10A Very Minor Road Crossings	\$1,000.00	
<input type="checkbox"/>	FWGP10B Minor Road Crossings	\$1,000.00	
<input type="checkbox"/>	FWGP11 Outfalls / Intakes Structures	\$1,000.00	
<input type="checkbox"/>	FWGP12 Surveying and Investigating	\$1,000.00	
<input type="checkbox"/>	FWGP13 Lake Dredging	\$1,000.00	
<input type="checkbox"/>	FWGP14 Water Monitoring Devices	\$1,000.00	
<input type="checkbox"/>	FWGP15 Mosquito Control Activities	\$1,000.00	
<input type="checkbox"/>	FWGP16 Creation/Restoration/Enhancement Habitat	No Fee	No Fee
<input type="checkbox"/>	FWGP17 Trails / Boardwalks	\$1,000.00	
<input type="checkbox"/>	FWGP17A Non-Motorized Multi-Use Paths	\$1,000.00	
<input type="checkbox"/>	FWGP18 Dam Repairs	\$1,000.00	
<input type="checkbox"/>	FWGP19 Docks and Piers	\$1,000.00	
<input type="checkbox"/>	FWGP20 Bank Stabilization	\$1,000.00	
<input type="checkbox"/>	FWGP21 Above Ground Utility Lines	\$1,000.00	
<input type="checkbox"/>	FWGP22 Expansion Crenberry Growing (Pine/lands)	No Fee	No Fee
<input type="checkbox"/>	FWGP23 Spring Developments	\$1,000.00	
<input type="checkbox"/>	FWGP24 Malfunctioning Individual Septic Systems	No Fee	No Fee
<input type="checkbox"/>	FWGP25 Minor Channel / Stream Cleaning	\$1,000.00	
<input type="checkbox"/>	FWGP26 Redevelop Previously Disturbed Site	\$1,000.00	
<input type="checkbox"/>	FWGP27 Application of herbicide in wetlands	\$1,000.00	

	Freshwater Individual Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FWW IP-SFH/Duplex-Wetlands	\$2,000	
<input type="checkbox"/>	FWW IP-Wetlands (not SFH/Duplex)	\$5,000 + (\$2,500 x # acres FWW disturbed)	
<input type="checkbox"/>	FWW IP-SFH/Duplex-Open Water	\$2,000	
<input type="checkbox"/>	FWW IP-Open Water (not SFH/Duplex)	\$5,000 + (\$2,500 x # acres FWW disturbed)	

	Freshwater Wetlands Transition Area Waivers	Fee Amount	Fee Paid
<input type="checkbox"/>	TAW Averaging Plan	<i>With valid LOI</i> \$1,000 + (\$100 x # acres TA disturbed)	
<input type="checkbox"/>	TAW Hardship Reduction		
<input type="checkbox"/>	TAW Reduction per N.J.A.C. 7:7A-8.1(d)		
<input type="checkbox"/>	TAW Special Activity Individual Permit		
<input type="checkbox"/>	TAW Special Activity Linear Development	<i>Without valid LOI</i> \$1000 + (\$100 x acres TA disturbed) + LOI Fee	
<input type="checkbox"/>	TAW Special Activity Redevelopment		
<input type="checkbox"/>	TAW Special Activity Stormwater		

	Letter of Interpretation	Fee Amount	Fee Paid
<input type="checkbox"/>	LOI Presence Absence	\$1,000.00	
<input type="checkbox"/>	LOI Footprint of Disturbance (3 Maximum)	\$1,000.00 each	
<input type="checkbox"/>	LOI Delineation < 1.00 Acres	\$1,000.00	
<input type="checkbox"/>	LOI Verification	\$1,000 + (\$100 x # of acres of the site)	
<input type="checkbox"/>	LOI Partial Site Verification	\$1,000 + (\$100 x # of acres of the site subject to LOI)	
<input type="checkbox"/>	LOI Extension Presence/Absence, Footprint, Delineation < 1 acre (Re-Issuance)	\$500	
<input type="checkbox"/>	LOI Extension Line Verification (Re-Issuance)	0.50 x original fee (Minimum \$500)	

	Additional Freshwater Wetlands Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	FWGP Administrative Modification	No fee	No Fee
<input type="checkbox"/>	FWGP Minor technical modification	\$500.00	
<input type="checkbox"/>	FWGP Major technical modification	\$500.00	
<input type="checkbox"/>	Individual Permit Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	Individual Permit Minor Technical Modification	\$500.00	
<input type="checkbox"/>	Individual Permit Major Technical Modification	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	TAW Minor Technical Modification	\$500.00	
<input type="checkbox"/>	TAW Major Technical Modification	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	FWGP Extension	\$500 x # of items to be extended	
<input type="checkbox"/>	Individual Permit/Open Water Permit Extension	0.30 x original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Extension	\$500 x # of items to be extended	
<input type="checkbox"/>	Freshwater Wetlands Exemption	\$500.00	
<input type="checkbox"/>	TAW Exemption	\$500.00	
<input type="checkbox"/>	Permit Equivalency/CERCLA	No Fee	No Fee

	Highlands	Fee Amount	Fee Paid
<input type="checkbox"/>	Pre-application Meeting	\$500.00	
<input type="checkbox"/>	Resource Area Determination Boundary Delineation < one acre	\$500.00	
<input type="checkbox"/>	Resource Area Footprint of Disturbance	\$500 + (\$50 x # of acres of the site)	
<input type="checkbox"/>	Resource Area Determination Verification (> one acre)	\$750 + (\$100 x # of acres of the site)	
<input type="checkbox"/>	Resource Area Determination Extension	0.25 x original fee (Minimum \$250)	
<input type="checkbox"/>	HPAAGP 1/ Habitat Creation/Enhance	No Fee	No Fee
<input type="checkbox"/>	HPAAGP 2 Bank Stabilization	\$500.00	
<input type="checkbox"/>	Preservation Area Approval (PAA)		
<input type="checkbox"/>	PAA with Waiver (Specify type below)		
	Waiver Type:		
<input type="checkbox"/>	HPAA Extension	\$1,000	

	Flood Hazard Area General Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FHAGP1 Channel Clean w/o Sediment Removal	No Fee	
<input type="checkbox"/>	FHAGP1 Channel Clean w/Sediment Removal	No Fee	
<input type="checkbox"/>	FHAGP2 Mosquito Control	\$1,000.00	
<input type="checkbox"/>	FHAGP3 Scour Protection Bridges/Culverts	\$1,000.00	
<input type="checkbox"/>	FHAGP4 Creation/Restoration/Enhancement of Habitat and Water Quality Values and Functions	No Fee	
<input type="checkbox"/>	FHAGP5 Reconstruction and/or Elevation of Building in a Floodway	No Fee	
<input type="checkbox"/>	FHAGP6 Construction of One SFH/Duplex and Driveway	\$1,000.00	
<input type="checkbox"/>	FHAGP7 Relocation of Manmade Roadside Ditches for Public Roadway Improvements	\$1,000.00	
<input type="checkbox"/>	FHAGP8 Placement of Storage Tanks	\$1,000.00	
<input type="checkbox"/>	FHAGP9 Construction/Reconstruction of Bridge/Culvert Across Water < 50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP10 Construction/Reconstruction of Bridge/Culvert Across Water > 50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP11 Stormwater Outfall Along Regulated Water <50 Acres	\$1,000.00	
<input type="checkbox"/>	FHAGP12 Construction of Footbridges	\$1,000.00	
<input type="checkbox"/>	FHAGP13 Construction of Trails and Boardwalks	\$1,000.00	
<input type="checkbox"/>	FHAGP14 Application of herbicide in riparian zone	\$1,000.00	

	Additional Flood Hazard Area Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	FHA Hardship Exception Request	\$4,000	
<input type="checkbox"/>	FHA GP Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA GP Minor technical modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA GP Major technical modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Individual Permit Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Individual Permit Minor Technical Modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA Individual Permit Major Technical Modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Verification Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Verification Minor Technical Modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA Verification Major Technical Modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA GP Extension	\$240	
<input type="checkbox"/>	FHA Individual Permit Extension	0.25 x _____ original fee	
<input type="checkbox"/>	FHA Verification Extension of Methods 1, 2, 3, 5, or Riparian Zone Only	\$240	
<input type="checkbox"/>	FHA Verification Extension of Methods 4 or 6	0.25 x _____ original fee	
<input type="checkbox"/>	FHA Individual Permit Equivalency/CERCLA	No Fee	No Fee
<input type="checkbox"/>	FHA GP Administrative Modification	No Fee	No Fee

	Flood Hazard Area Individual Permits	Fee Amount	Fee Paid
<input type="checkbox"/>	FHA - IP SFH and/or Accessory Structures	\$2,000	
<input type="checkbox"/>	Individual Permit ( Fee is calculated by adding the base fee to the specific elements below)	\$3,000 Base Fee	
	FHA - IP Utility*	+\$ (1,000 x _____ # of water crossings)	
	FHA - IP Bank/Channel (No Calculation Review) *	+\$ 1,000	
	FHA - IP Bank/Channel (With Calculation Review) *	+\$ (4,000 + (\$400 x _____ per 100 linear ft.))	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (No Calculation Review)*	+\$ (1,000 x _____ # of structures)	
	FHA - IP Bridge/Culvert/Footbridge/Low Dam (With Calculation Review) *	+\$ (4,000 x _____ # of structures)	
	FHA - Review of Flood Storage Displacement (net fill) Calculations*	+\$ 4,000	
	<b>Total</b>	<b>IP Review Fee</b>	

Stormwater Review Fee (Maximum Fee = \$20,000)	Fee Amount (Round UP to the nearest whole number)	Fee Paid
<input type="checkbox"/>	Stormwater Review ( Fee is calculated by adding the base fee to the specific elements below)	\$3,000 Base Fee
	Review of Groundwater Calculations	+\$ 250 x _____ # acres disturbed
	Review of Runoff Quantity Calculations	+\$ 250 x _____ # acres disturbed
	Review of Water Quality Calculations	+\$ 250 x _____ # acres impervious surface
	<b>Total</b>	<b>Stormwater Review Fee</b>

	Applicability Determination	Fee Amount	Fee Paid
<input type="checkbox"/>	Coastal Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Flood Hazard Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Highlands Jurisdictional Determination	No Fee	No Fee
<input type="checkbox"/>	Executive Order 215	No Fee	No Fee

	Flood Hazard Area Verifications	Fee Amount	Fee Paid
<input type="checkbox"/>	Verification-Delineation of Riparian Zone Only	\$1,000	
<input type="checkbox"/>	Verification-Method 1 (DEP Delineation) *	\$1,000	
<input type="checkbox"/>	Verification-Method 2 (FEMA Tidal Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 3 (FEMA Fluvial Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 4 (FEMA Hydraulic Method)	\$4,000 + (\$400 x _____ per 100 linear feet)	
<input type="checkbox"/>	Verification-Method 5 (Approximation Method)	\$1,000	
<input type="checkbox"/>	Verification-Method 6 (Calculation Method)	\$4,000 + (\$400 x _____ per 100 linear feet)	

<b>TOTAL FEE:</b>	<b>\$3,000</b>
<b>CHECK NUMBER:</b>	<b>118103</b>

\*Fee not applicable to (1) SFH

\*Fee not applicable to (1) SFH



**STATEMENT OF COMPLIANCE**

**Waterfront Development Permit Application**

**Proposed Mechanical Dredging  
Proposed 100% Transient Marina**

**NJDEP File Nos. 0511-10-0001.1, 0511-96-0011.1  
and 0511-96-0011.2**

**201 W. Willard Avenue**

Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5

Upper Township, Cape May County, New Jersey

Applicant: 201 Willard Real Estate, LLC

WEE Project No. 1590

August 2020



## **I. Summary and Project Description**

### **A. Location:**

The subject property located adjacent to and within “Strathmere Bay”, is known as 201 W. Willard Avenue, Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5 in the Strathmere section of Upper Township, Cape May County, New Jersey. Figure 1 is a portion of the NJ U.S.G.S. quadrangle delineating the project area and Figure 2 is a copy of the Upper Township Tax Map. Figure 3 is a Road Map showing the site location. Figure 4 is the site boundary depicted on the 2019 aerial imagery (Appendix A).

Photographs taken on June 23, 2020 show the existing site conditions (Appendix B).

### **B. Project History and Proposed Development**

The applicants, 201 Willard Real Estate, LLC took ownership of the subject property on October 28, 2019. The property is currently developed with a Restaurant, Bar and Marina known as the Deauville Inn. The property is partially bulkheaded and located immediately adjacent to Strathmere Bay and associated beach. The existing waterfront structures include a vinyl sheet pile bulkhead and docking facility including timber piers, ramps, floating docks and associated piling.

The existing marina and associated maintenance dredging activities were permitted in the 1980’s through NJDEP File No. 85-0821-1 and has been maintained by the previous owners with additional NJDEP Waterfront Development Permits in the 1990’s, NJDEP File Nos. 0511-96-0011.1, and 0511-96-0011.2 (Appendix C). Marine License No. 0511-10-0001.1 exists for the entire marina facility and is valid to January 1, 2021 (Appendix D).

The purpose for which a Waterfront Development Individual Permit is required involves the mechanical dredging of approximately 1,843 cubic yards of accumulated sediment to a depth of -4.00 mean low water datum. The proposed dredging activities will be for areas of excessive siltation within the marina basin and access areas adjacent to the marina basin for the purpose of providing safe and suitable water depths for the daily transient mooring of private pleasure craft visiting the Deauville Inn.

The area to be mechanically dredged is approximately 17,253 square feet (0.396 acres). The dredged sediment will be placed within a hopper barge, offloaded at the western terminus of Willard Avenue and then trucked to Strathmere Beach to provide beach nourishment in accordance with Upper Township’s Beach Management Plan and Beach and Dune Maintenance Permit. See Upper Township Map in Appendix A illustrating the Township approved dredge offloading site situated immediately adjacent to the Deauville Inn. West Willard Avenue street-end is currently Township approved for a variety of properties along Strathmere Bay who’s docking facilities are affected by seasonal accretion.

A Waterfront Development Individual Permit is also required for the reconfiguration and conversion of the existing marina to a proposed 100% transient marina. The existing marina spans almost the entire water frontage from West Willard Avenue to the

Strathmere Bridge. Portions of the existing marina have been rendered unusable due to severe seasonal accretion of sand in this area washing in from Corson's Inlet. The property owner/applicant proposes to remove and properly dispose of the entire existing floating dock system and associated piling at the subject property and propose its replacement with a 100% transient marina facility to accommodate daily visitors of the Deauville Inn. The proposed docking facility includes the following components:

- 8' x 763.51' Floating Dock System;
- 6' x 27.65' Fixed Pier Extension;
- Two (2) 3' x 22' Ramps;
- 3' x 35' Ramp; and
- PWC Floats, 39 at 5' x 12.5'.

All existing and proposed conditions are illustrated on the accompanying plan entitled "NJDEP Permit Plan" prepared by RD Green Engineering and dated August 12, 2020, sheets 1 through 4 of 4.

C. Environmental Impacts

The proposed project involves the minimum dredging required to accommodate the proposed waterfront development at the subject property. Any impacts to applicable Special Areas are discussed in detail below. The proposed dredging will occur within and adjacent to an existing marina basin with a history of approved dredging operations. All temporary impacts will occur during the physical dredging, the timeframe of which will be during the appropriate season, consistent with any permit conditions. It is the opinion of WEE that the proposed dredging will not result in any long-term adverse impacts.

The proposed project also involves the removal of all existing CCA treated docks and piling. The proposed docking facility will be entirely constructed with non-polluting materials improving the overall water quality in Strathmere Bay. The proposed floating dock system is minimized to the maximum extent possible while providing safety for families navigating the docks to and from the Deauville Inn.

D. Additional Approvals

A separate Department of the Army permit application will be submitted directly to the Philadelphia District for the proposed activities. A Consistency Certification will accompany the application.

Dredging License and Tidelands License Modification application will be submitted after receipt of the Waterfront Development Permit for the proposed 100% transient marina.

## II. Compliance with Rules on Coastal Zone Management (NJAC 7:7)

Proposed mechanical dredging and reconfiguration/conversion of an existing marina to a proposed 100% transient marina associated with the Deauville Inn property is in compliance with the Rules on Coastal Zone Management and State Statute 12:5-3.1 as outlined within the following discussion.

### A. Shellfish Habitat (NJAC 7:7-9.2)

*Shellfish Habitat is defined as an area that has a history of production for shellfish. Based on NJAC 7:7-9.2, a shellfish habitat area is defined as an area that meets one or more of the following criteria:*

- 1. The area has a current shellfish density equal to or greater than 0.2 shellfish per square foot;*
- 2. The area has a history of natural shellfish production according to data available to the New Jersey Bureau of Shellfisheries, or is depicted as having high or moderate commercial value in the Distribution of Shellfish Resources in Relation to the New Jersey Intracoastal Waterway (U.S. Department of Interior, 1963), "Inventory of New Jersey's Estuarine Shellfish Resources" (Division of Fish, Game and Wildlife, Bureau of Shellfisheries, 1983-present); and/or the "Inventory of Delaware Bay Estuarine Shellfish Resources" (Division of Fish, Game and Wildlife, Bureau of Shellfisheries, 1993);*
- 3. The area is designated by the State of New Jersey as a shellfish culture area as authorized by N.J.S.A. 50:1 et seq. ....; or The area designated as productive at N.J.A.C. 7:25-24, Leasing of Atlantic and Delaware Bay Bottom for Aquaculture."*
- 4. The area is designated as productive at NJAC 7:25-24, Leasing of Atlantic and Delaware Bay Bottom for Aquaculture.*

The NJDEP Shellfish Classification Mapping for New Jersey classifies this section of Strathmere Bay as "Prohibited" (Figure 5). In addition, the site is mapped Hard Clam Moderate Value by the Distribution of Shellfish Resources map prepared by the Department of the Interior and dated 1963 (Figure 6).

Development resulting in the destruction, downgrading of the classification or contamination of the shellfish habitat is prohibited unless the proposed development is a dock, pier, or boat mooring, dredging, etc.

The proposed dredging and proposed 100% transient marina is minimized to maximum extent possible. Non-polluting materials will be utilized for all proposed construction associated with the subject application.

*(d) Construction of a dock, pier, or boat mooring in shellfish habitat is prohibited, except for the following:*

- 1. Public fishing piers owned and controlled by a public agency for the sole purpose of providing access for fishing;*

*2. In waters which have been classified as prohibited for the purpose of harvesting shellfish; and*

As discussed above, this section of Strathmere Bay is classified as Prohibited for the purpose of harvesting shellfish.

*3. A single noncommercial dock, pier, or boat mooring associated with a single-family dwelling provided the proposed dock, pier, or boat mooring meets the requirements at (d)3i through v below.*

The subject project is in waters classified as Prohibited as discussed above. Therefore, N.J.A.C. 7:7-9.2(d)3 is not applicable.

*4. The expansion of a legally existing, operating commercial marina that is open to the general public for the mooring of vessels, including marinas operated by public agencies, commissions, and authorities, provided that the expansion meets the requirements at (d)4i through vi below:*

The subject project is in waters classified as Prohibited as discussed above. Therefore, N.J.A.C. 7:7-9.2(d)4 is not applicable.

*(e) New dredging (defined at N.J.A.C. 7:7-12.7) within shellfish habitat is prohibited, except when it is necessary to maintain the use of public launching facilities (ramps) with 25 or more trailer parking spaces or marina facilities with 25 or more dockage units, consisting of either dry dock storage or wet slips. New dredging for existing marinas or for the expansion of such facilities is conditionally acceptable provided that: 1. The expanded portion of the marina, other than the access channel, will not be located within the shellfish habitat; 2. The marina provides on-site restrooms, a marine sanitation disposal device and pump-out station; and 3. The width, depth and length of the to-be-dredged channel and boat basin are limited to the minimum dimensions needed to service the existing or expanded facilities.*

*(g) New dredging adjacent to shellfish habitat is discouraged in general but may be conditionally acceptable if it can be demonstrated that the proposed dredging activities will not adversely affect shellfish habitat, population, or harvest. If the Department determines dredging to be acceptable, dredging shall be managed pursuant to N.J.A.C. 7:7-12.7 so as not to cause significant mortality of the shellfish due to increased turbidity and sedimentation, resuspension of toxic chemicals, or any other occurrence which will interfere with the natural functioning of the shellfish habitat.*

The proposed dredging will be limited to elevation -4.00 mean low water datum minimizing impacts to shellfish habitat. In addition, sediment sampling was performed within the marina basin and results show 93.7% sand and no result exceeded regulatory criteria. Sediment sample location map and sampling results are included as Appendix E. Therefore, the proposed project is in conformance with the Shellfish Habitat Rule. In addition, **NJSA 12:5-3.1, Permit or Approval to Dredge Relative to Shellfish Habitat Rules** states the following:

a. *The Department of Environmental Protection shall not require a person to comply with the requirements of N.J.A.C. 7:7-9.2, or any substantially similar rule or regulation concerning shellfish habitat, when the person applies to the department for any permit or other approval to dredge:*

*(3) within 250 feet of a vertical timber or other material bulkhead supporting an upland development with a water dependent use or that had a water dependent use up to 10 years prior to the date of enactment of this act.*

*(4) within 250 feet of the mean highwater line adjacent to an upland development with a water dependent use or that had a water dependent use up to 10 years prior to the date of enactment of this act.*

The proposed dredging is within 250 feet of a legally existing bulkhead and mean high water line associated with an existing water dependent use consisting of a marina.

B. Finfish migratory pathways (NJAC 7:7-9-5)

*(a) Finfish migratory pathways are waterways (rivers, streams, creeks, bays and inlets) which can be determined to serve as passageways for diadromous fish to or from seasonal spawning areas, including juvenile anadromous fish which migrate in autumn and those listed by H.E. Zich (1977) "New Jersey Anadromous Fish Inventory" NJDEP Miscellaneous Report No. 41, and including those portions of the Hudson and Delaware Rivers within the coastal zone boundary.*

*1. Species of concern include: alewife or river herring (Alosa pseudoharengus), blueback herring (Alosa aestivalis), American shad (Alosa sapidissima), striped bass (Morone saxatilis), Atlantic sturgeon (Acipenser oxyrinchus oxyrinchus), Shortnose sturgeon (Acipenser brevirostrum) and American eel (Anguilla rostrata)*

Strathmere Bay is not a migratory pathway for the finfish referenced above during spawning seasons. The species referenced above, throughout spawn, take a direct path from ocean to bay to rivers and streams. Strathmere does not provide this direct connection to rivers and streams. Although, Strathmere Bay may provide foraging habitat for these species at various times of the year and therefore, any NJDEP timing restriction suggestions to minimize impacts to finfish will be adhered to.

C. Submerged Vegetation Habitat (7:7-9.6)

*A submerged vegetation habitat special area consists of water areas supporting or documented as previously supporting rooted, submerged vascular plants such as widgeon grass (Ruppia maritima), sago pondweed (Potamogeton pectinatus), horned pondweed (Zannichellia palustris), and eelgrass (Zostera marina). In New Jersey, submerged vegetation is most prevalent in the shallow portions of the Navesink, Shrewsbury, Manasquan, and Metedeconk Rivers, and in Barnegat, Manahawkin, and Little Egg Harbor Bays.*

Strathmere Bay does not contain any submerged aquatic vegetation. The proposed dredging will not impact any submerged vegetation; therefore, the project complies with this Rule.

D. Navigation channels (NJAC 7:7-9-7)

*(a) Navigation channels are tidal water areas including the Atlantic Ocean, inlets, bays, rivers and tidal guts with sufficient depth to provide safe navigation. Navigation channels include all areas between the top of the channel slopes on either side. These navigation channels are often marked with buoys or stakes. Major navigation channels are shown on NOAA/National Ocean Service Charts.*

*(b) Standards relevant to navigation channels are as follows:*

- 1. Development which would cause terrestrial soil and shoreline erosion and siltation in navigation channels shall utilize appropriate mitigation measures;*
- 2. Development which would result in loss of navigability is prohibited;*
- 3. Any construction which would extend into a navigation channel is prohibited;*
- 4. The placement of structures within 50 feet of any authorized navigation channel is discouraged, unless it can be demonstrated that the proposed structure will not hinder navigation;*

The proposed floating dock system is situated a minimum distance of 92-feet away from the channel associated with Strathmere Bay.

*5. Maintenance dredging, as defined in N.J.A.C. 7:7-12.6, of navigation channels to provide for safe navigation is conditionally acceptable, provided the dredging operation and the management of the dredged material meet the requirements of N.J.A.C. 7:7-12.6 and Appendix G; and*

*6. New dredging, as defined in N.J.A.C. 7:7-12.7, to expand the depth, length, and/or width of a previously authorized navigational channel to provide for safe navigation is conditionally acceptable provided the dredging operation and the management of the dredged material meet the requirements of N.J.A.C. 7:7-12.7 and Appendix G.*

Proposed dredging will not impact any navigational channel. The proposed dredging is within the limits of and immediately adjacent to the existing and proposed docking facility.

E. Intertidal and subtidal shallows (NJAC 7:7-9.15)

*Intertidal and subtidal shallows means all permanently or temporarily submerged areas from the spring high water line to a depth of four feet below mean low water. The proposed dredging will occur within an intertidal and subtidal area. New dredging, as defined in N.J.A.C. 7:7-12.7, in intertidal and subtidal shallows is discouraged, unless it complies with the following conditions:*

*1. There is a need for the proposed facility that requires the dredging that cannot be met by other similar facilities in reasonable proximity taking into account scope and purpose of the proposed facility;*

*2. There is no feasible alternative location for the proposed facility that requires the dredging, which would eliminate or reduce the amount of disturbance to intertidal and subtidal shallows without increasing impacts on other special areas; and*

*3. The proposed dredging and the facility that requires the dredging have been designed to minimize impacts to intertidal and subtidal shallows.*

A marina docking facility has existed on the subject property for over 50 years and dredging is required to maintain use of this dockage. The proposed dredging has been designed to limit the dredging to - 4.00 mean low water. Therefore, the proposed activities meet the rules on intertidal and subtidal shallows.

F. New Dredging (NJAC7:7-12.7)

*(a) New dredging is the removal of sediment that does not meet the definition of maintenance dredging at N.J.A.C. 7:7-12.6 or the definition of environmental dredging at N.J.A.C. 7:7-12.8. The temporary or permanent displacement or removal of sediment for the purpose of installing submerged pipelines and cables is considered new dredging.*

*(b) New dredging and the management of the dredged material shall be conducted in accordance with Appendix G.*

*(c) New dredging is conditionally acceptable in all general water areas for boat moorings, navigation channels, anchorages, or submerged cable or pipelines provided:*

*1. There is a demonstrated need that cannot be satisfied by existing facilities;*

The proposed dredging activities are required to maintain adequate water depths within an existing marina basin and adjacent access areas.

*2. The facilities served by the new dredging satisfy the location requirements for special water's edge areas;*

The Deauville Inn property is in compliance with this rule.

*3. The adjacent water areas are currently used for recreational boating, commercial fishing or marine commerce;*

The adjacent water areas are primarily used for recreational boating and marine commerce.

*4. The dredge area causes no significant disturbance to special water or water's edge areas;*

Impacts to Special Areas are discussed herein and are minimized to the maximum extent feasible.

*5. The adverse environmental impacts are minimized to the maximum extent feasible;*

The proposed mechanical dredging is limited to -4.00 mean low water datum. Dredging is only proposed in areas requiring the removal of accumulated sediment within an existing marina basin for the safe mooring of recreational boaters and to provide safe access to the marina.

*6. The dredge area is reduced to the minimum practical;*

The dredged area provides minimum water depth required for recreational boater access to the marina and has been reduced to the minimum practical for the required use.

*7. The maximum depth of the newly dredged area shall not exceed that of the connecting access or navigation channel necessary for vessel passage to the bay or ocean;*

The dredging depth is -4 mean low water datum. The adjacent navigational channel exceeds -16 mean low water datum.

*8. The new dredging will have no adverse impacts on groundwater resources;*

There will be no impact to groundwater resources.

*9. No dredging shall occur within 10 feet of any wetlands. The proposed slope from this 10-foot buffer to the nearest edge of the dredged area shall not exceed three vertical to one horizontal; and*

There are no wetlands in the vicinity of this property.

*10. The new dredging shall be accomplished consistent with all of the following conditions, as appropriate to the dredging method:*

*i. An acceptable dredged material placement site with sufficient capacity will be used. (See N.J.A.C. 7:7-12.9, Dredged material disposal in water areas, and N.J.A.C. 7:7-15.12, Dredged material placement on land.) The Department will make an acceptable use determination for the beneficial use of dredged material in accordance with Appendix G;*

The proposed project involves the mechanical dredging of approximately 1,843 cubic yards of material to a depth of -4.00 mean low water datum. The area to be mechanically dredged is approximately 17,253 square feet (0.396 acres). The dredged sediment (93.7% sand) will be placed within a hopper barge, offloaded at the western terminus of Willard Avenue and then trucked to Strathmere Beach to provide beach nourishment in accordance with Upper Township's Beach Management Plan and Beach and Dune Maintenance Permit. Formal acceptance of the subject dredging project will be provided by Upper Township and is forthcoming.



*ii. Pre-dredging chemical and physical analysis of the dredged material, including water quality predictive analyses for surface water and ground water may be required where the Department suspects contamination of sediments. Additional testing, such as bioaccumulation and bioassay testing of sediments, may also be required as needed to determine the acceptability of the proposed placement site for the dredged material. The results of these tests will be used to determine if contaminants may be resuspended at the dredging site and what methods may be needed to control their escape. The results will also be used to determine acceptability of the proposed dredged material placement method and site.*

Based on Appendix G, the proposed dredging meets the testing exclusion since the sediment consists of 93.7% sand. Both physical and chemical analysis is provided in Appendix E of this Compliance Statment.

*iii. Turbidity concentrations (that is, suspended sediments) and other water quality parameters at, downstream, and upstream of the dredging site, and discharges from dredged material management areas (see N.J.A.C. 7:7-9.49) shall meet applicable Surface Water Quality Standards at N.J.A.C. 7:9B. The Department may require the permittee to conduct biological, physical, and chemical water quality monitoring before, during, and after dredging and disposal operations to ensure that water quality standards are not exceeded;*

The proposed project will not impact groundwater or surface water resources and will comply with the State Surface Water Quality Standards.

*iv. If predicted water quality parameters are likely to exceed Surface Water Quality Standards at N.J.A.C. 7:9B, or Ground Water Quality Standards at N.J.A.C. 7:9C, or if pre-dredging chemical analysis of dredged material, including surface water and ground water quality predictive analyses, reveals significant contamination, then the Department will work cooperatively with the applicant to fashion acceptable control measures and will impose seasonal restrictions under the specific circumstances identified at (b)10vii below;*

Based on Appendix G, the proposed dredging meets the testing exclusion since the property is located in Region 2 and the sediment consists of 93.7% sand. In addition, no testing result exceeded regulatory criteria. There will be no impact to surface waters.

*v. For new dredging using mechanical dredges deploying silt curtains at the dredging site may be required, if feasible based on-site conditions as provided in Appendix G. Where the use of silt curtains is infeasible, dredging using closed watertight buckets or lateral digging buckets may be required. The Department may also require the use of additional best management practices when highly contaminated sediments are to be dredged;*

The applicant is proposing to mechanically dredge the site. Therefore, silt curtains will be installed and maintained around the dredge area.

*vi. For hydraulic dredges, specific operational procedures designed to minimize water quality impacts, such as removal of the cutter head, flushing of pipeline sections prior to disconnection, or limitations on depth of successive cuts, may be required;*

The applicant is proposing to mechanically dredge the site. Therefore, this item is not applicable.

G. Recreational Docks and Piers (NJAC 7:7-12.5)

*(a) Recreational and fishing docks and piers are structures supported on pilings driven into the bottom substrate, or floating on the water surface or cantilevered over the water, which are used for recreational fishing or for the mooring of boats or jet skis used for recreation or fishing, except for commercial fishing, and house boats.*

*(b) Recreational docks and piers, including jet ski ramps, and mooring piles, are conditionally acceptable provided:*

*1. There is a demonstrated need that cannot be satisfied by existing facilities;*

The proposed 100% transient docking facility will provide daily mooring and visitor access to Deauville Inn by boat and personal water craft (PWC). The existing docking configuration is much too dangerous for novice and weekend boaters to navigate due to the extreme currents associated with Strathmere Bay. The proposed docking facility was methodically engineered to provide the best docking solution. The existing facility cannot adequately provide the necessary docking demands for this property.

*2. The construction minimizes adverse environmental impact to the maximum extent feasible;*

The existing docking facility is entirely constructed with CCA treated timber. The applicant proposes to remove and properly dispose of the existing floating docks and piling. The proposed docking facility will be constructed entirely of non-polluting materials, improving the overall water quality of Strathmere Bay. The applicant is proposing a 100% transient marina facility eliminating environmental impacts associated with seasonal marinas such as contamination from the breakdown of anti-fouling paints, boat cleaning products and regular in-water engine maintenance. In addition, the applicant is proposing to supply PWC Floats for visitors to utilize instead of pulling up on the beach as they have been doing for years, damaging the shoreline and making it extremely unsafe for families using the beach and walking the shoreline. In comparison to the existing marina at full capacity, the proposed 100% transient marina significantly minimizes overall environmental impacts while providing safety and essential uses for the Deauville Inn.

*3. The docks and piers and their associated mooring piles are located so as to not conflict with overhead transmission lines;*

The proposed docking facility will not interfere with overhead transmission lines.

*4. There is minimum feasible interruption of natural water flow patterns;*

No interruption of natural water flow patterns will occur.

*5. If the dock, pier, or boat mooring is associated with a lot that has frontage on both a man-made lagoon and a natural waterway, the dock, pier, or boat mooring on the lagoon would not otherwise comply with this section or any other provisions of this chapter;*

The proposed docking facility is located on Strathmere Bay, a natural waterway.

*6. Space between horizontal planking is maximized and width or horizontal planking is minimized to the maximum extent practicable. Under normal circumstances, a minimum of 3/8 inch, 1/2 inch, 3/4 inch, or one-inch space is to be provided for four-inch, six inch, eight to 10 inch, or 12 inch plus wide planks, respectively. Alternative designs include, for example, grate decking that is constructed of metal, wood, aluminum, or other similar materials that allow sunlight penetration through grates within the dock or pier.*

The proposed docking facility will comply with this requirement as noted on the NJDEP Permit Plan.

*7. The width of the structure shall not exceed twice the clearance between the structure and the surface of the ground below or the water surface at mean high tide (measured from the bottom of stringers), except for floating docks whose width shall not exceed eight feet. Under typical circumstances, the maximum width of the structure shall be eight feet over water and six feet over wetlands and intertidal flats, except as noted at (b)7iii below. For the purpose of this section, an intertidal flat is a low-lying strip of land along a shoreline located between spring high and spring low tides. The height over the wetlands shall be a minimum of four feet regardless of width;*

*i. A minimum of eight feet of open water shall be provided between any docks if the combined width of the docks over the water exceeds eight feet;*

Based on the current NJDEP interpretation, proposed PWC floats are permitted in Marinas and are not required to comply with this rule.

*ii. Construction and placement of the dock shall be a minimum of four feet from all property lines, for docks which are perpendicular to the adjacent bulkhead of shoreline; and*

*iii. In man-made lagoons only, the maximum width of the structure shall be eight feet over water and six feet over wetlands; the height of the structure over wetlands shall be a minimum of four feet;*

The proposed docking facility complies with the referenced maximum width and setback requirements. The proposed 8-foot wide floating dock system is essential to provide safety and proper social distancing for patrons and their families access to the Deauville Inn. The proposed docking facility is illustrated on the accompanying NJDEP Permit Plan.

8. *In man-made lagoons only, the structure extends no more than 20 percent of the width of the lagoon from bank to bank; and*

The proposed docking facility is located on Strathmere Bay, a natural waterway.

9. *The proposed structure and associated mooring piles do not hinder navigation or access to adjacent water areas. A hazard to navigation will apply to all potential impediments to navigation, including access to adjacent moorings, water areas and docks and piers.*

The proposed docking facility does not hinder navigation or access to adjacent water areas.

*(c) The construction of recreational docks and piers within areas designated by the Department as shellfish habitat shall comply with the standards specified under the shellfish habitat rule, N.J.A.C. 7:7-9.2.*

The shellfish habitat rule is discussed herein.

*(d) The construction of recreational docks and piers within submerged vegetation areas shall comply with the standards specified under the submerged vegetation rule, N.J.A.C. 7:7-9.6.*

No submerged vegetation is located within the water area; therefore; this regulation does not apply.

#### H. Resort/recreational (NJAC 7:7-15.3)

*(a) Resort/recreation uses include the wide range of small and large developments attracted to and often dependent upon locations along the coast. These uses include hotels, motels, marinas, boating facilities, campgrounds, amusement piers, parks and recreational structures such as bathhouses, natural areas, open space for active and passive recreation, and linear paths for bicycling and jogging.*

*(d) Standards relevant to marinas are as follows:*

*1. Marina means any dock, pier, bulkhead, mooring or similar structure or a collection of adjacent structures under singular or related ownership providing permanent or semi-permanent dockage to five or more vessels.*

*2. New marinas or expansion or renovation (including, but not limited to, dredging, bulkhead construction and reconstruction, and relocation of docks) of existing marinas for recreational boating are conditionally acceptable if:*

*i. The marina posts prominent signs indicating discharges shall not be allowed within the basin and provides restrooms and marine septic disposal facilities for wastewater disposal from boats. For marinas with dockage for 25 or more vessels or any on vessel with live-aboard arrangement, adequate and conveniently located pumpout facilities shall be provided.*

Signs will be posted accordingly and as specified as a condition and permit requirement for the proposed 100% transient marina. In addition, portable pump out facilities are available for use if needed by daily visitors.

*ii. Restrooms and at least one portable toilet emptying receptacle shall be provided at a marina. The portable toilet emptying receptacle requirement may be satisfied either by the installation of a receptacle device or by the designation of either a pumpout facility or restroom facility for this use; and*

*(1) Discharge to a municipal or regional treatment plant where practicable;*

*(2) Discharge to a subsurface sewerage disposal system constructed in accordance with N.J.A.C. 7:9-2 and N.J.A.C. 7:7-16.14; or*

*(3) Discharge to a holding tank with waste being removed by a licensed septage hauler. A marina employing this method shall maintain a record of waste removal; and*

Restrooms are provided by the Deauville Inn. Portable pump-outs are available if needed to empty portable toilets. The emptying of portable pump out facilities are handled by the Deauville Inn's licensed septic hauler.

*iii. New marina facilities and expansions and renovation of existing marinas shall provide public access in accordance with the lands and waters subject to public trust rights rule, N.J.A.C. 7:7-9.48, and public access rule, N.J.A.C. 7:7-16.9.*

**Public Access (7:7-16.9)**

*(a) Public access to the waterfront is the ability of the public to pass physically and visually to, from, and along tidal waterways and their shores and to use such shores, waterfronts and waters for activities such as navigation, fishing, and recreational activities including, but not limited to, swimming, sunbathing, surfing, sport diving, bird watching, walking, and boating. Public accessways and public access areas include streets, paths, trails, walkways, easements, paper streets, dune walkovers/walkways, piers and other rights-of way.*

*(m) Marinas, as defined at N.J.A.C. 7:7-15.3(d)1, shall provide both visual and physical public access in accordance with this subsection. Public access may include any one or a combination of the options listed at (b)3 above. When determining whether proposed public access is appropriate and/or sufficient, the Department shall consider factors such as type of public access available, the compatibility of the proposed public access with the applicant's proposed use of the site, square footage of access area, and environmental impact or benefit.*

*1. For existing marina development where the proposed activity consists of maintenance, rehabilitation, renovation, redevelopment, or expansion that remains entirely within the parcel containing the existing development, no public access is required if there is no existing public access onsite, except as provided at (p)3 below. Any existing public access shall be maintained. If it is necessary to*

*impact the existing public access in order to perform the proposed activities, equivalent public access shall be provided onsite. Equivalent public access shall include access that provides for opportunities to participate in the same activities, such as fishing, swimming, and passive recreation, in the same manner and by the same number of people as in the existing public access area;*

The existing marina is proposed to be reconfigured and converted to a 100% transient marina. This renovation/expansion remains entirely within the parcel and property lines extended into Strathmere Bay. Since the existing public access is maintained the proposed project complies with the Public Access Rule. The Deauville Inn has always and will always provide and promote public access to the waterfront and shoreline.

*7. Except for the marinas satisfying the requirements specified at N.J.A.C. 7:7-9.2, the construction of new marinas within areas designated by the Department as shellfish habitat is prohibited. Expansions of existing marinas within shellfish habitat areas shall comply with the standards of the shellfish habitat rule, N.J.A.C. 7:7-9.2 and submerged vegetation rule, N.J.A.C. 7:7-9.6.*

The proposed reconfiguration and conversion of the existing marina to a 100% transient marina complies with the Shellfish Habitat Rules as discussed herein. In addition, a portion of the proposed transient marina defined as an expansion also complies with the Shellfish Habitat Rules as discussed herein.

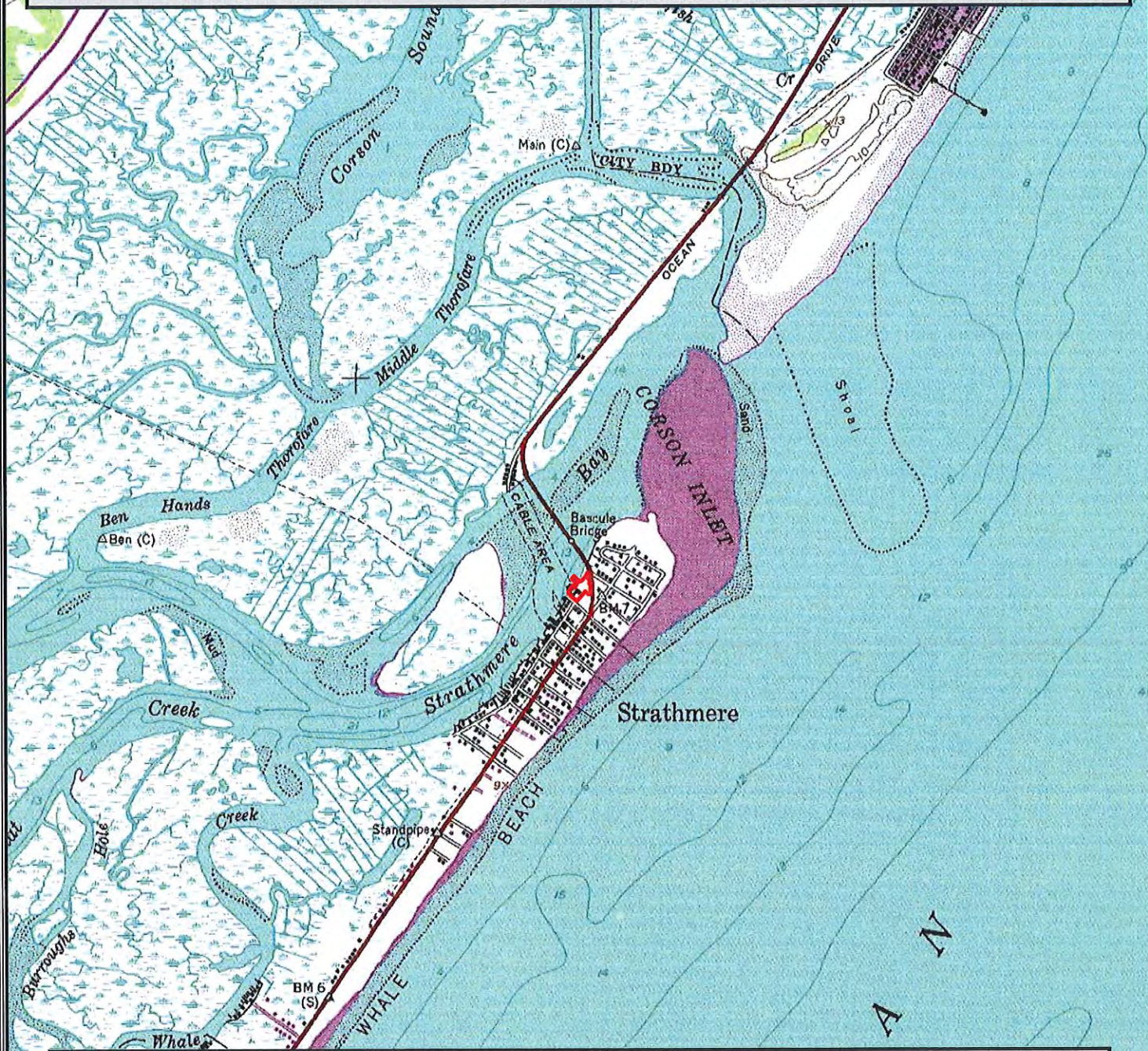
### **III. Conclusion**

As set forth within this Statement of Compliance, the proposed project complies with the applicable NJDEP Rules on Coastal Zone Management and is conditionally acceptable. Therefore, the proposed dredging and proposed 100% transient marina are permissible and a Waterfront Development Individual Permit can be issued.


**APPENDIX A - FIGURES**

# FIGURE 1 - USGS MAP

Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ



## LEGEND:

 PROPERTY BOUNDARY



1:24,000

2,000 1,000 0 Feet

## SOURCE DATA:

**PROPERTY BOUNDARY:**  
Heads-up digitizing based on Cape May County parcel data downloaded from NJGIS's Information Warehouse

**BASE SOURCE DATA:**  
USGS data downloaded from 2000 DeLorme, 3-D Topo Quads. (Quad. - Sea Isle City, NJ)

\*This map complies with the National Map Accuracy Standards. 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.\*

**Water's Edge**  
Environmental, LLC

P.O. Box 118, Ocean City, NJ 08226

Phone: 609-249-3744

Fax: 609-249-3860

E-mail: [Mapstation@watersedgellc.com](mailto:Mapstation@watersedgellc.com)

Map Prepared by Zack Spatol

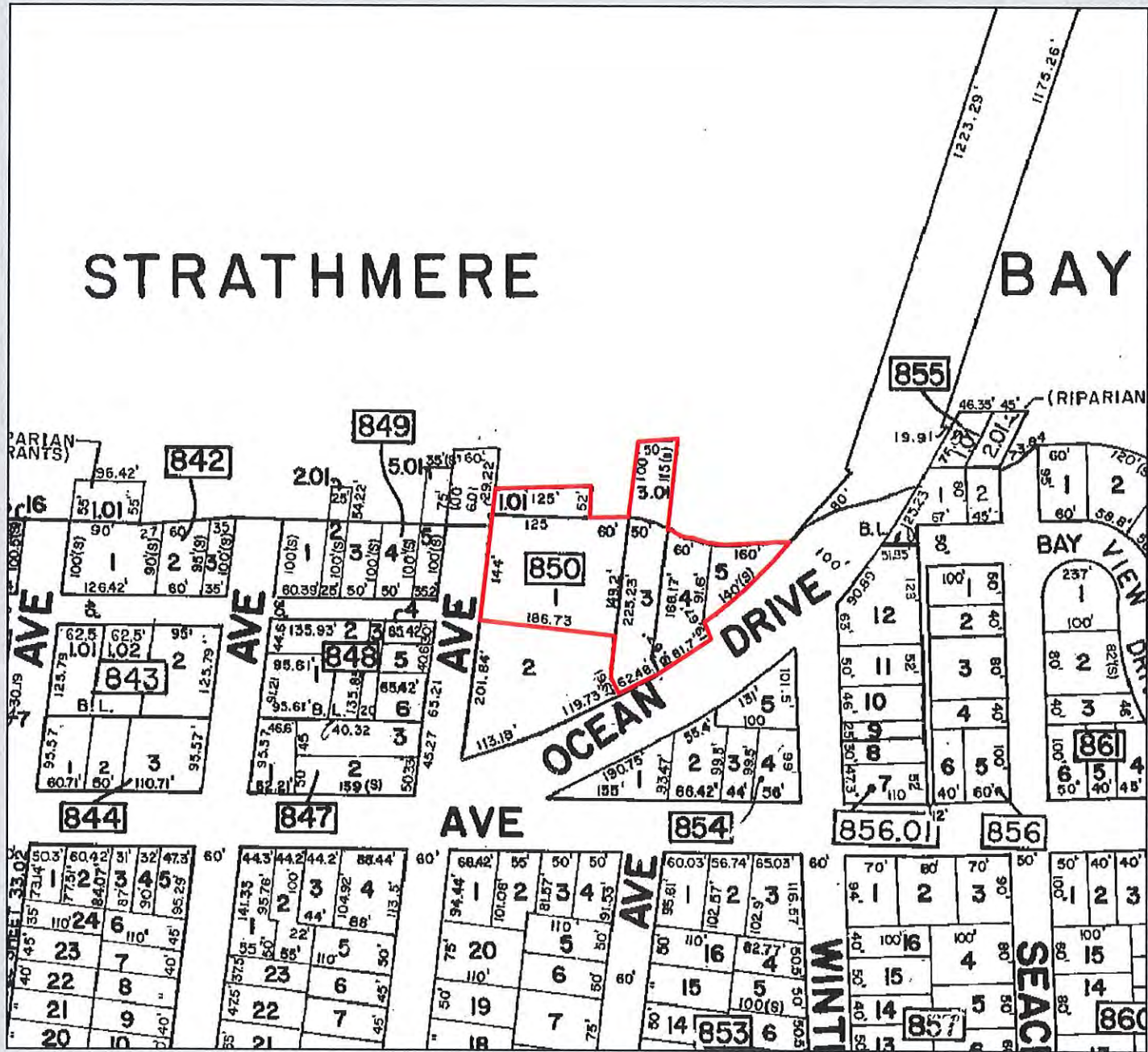
Map Created in July 2019

Project No. 1590



# FIGURE 2 - AREA MAP

Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ



## LEGEND:



PROPERTY BOUNDARY



1" = 200'

### SOURCE DATA:

PROPERTY BOUNDARY:  
Heads-up digitizing based on Cape May County parcel data downloaded from NJGIN's Information Warehouse

### BASE SOURCE DATA:

Tax-map data (Upper Township, Cape May County, Sheet 33.02) downloaded from New Jersey Parcel Map

\*This map complies with the National Map Accuracy Standards. 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.\*

 **Water's Edge**  
Environmental, LLC

P.O. Box 118, Ocean City, NJ 08226

Phone: 609-249-3744

Fax: 609-249-3860

E-mail: [mapstation@watersedgellc.com](mailto:mapstation@watersedgellc.com)

Map Prepared by Zack Spatol

Map Created in July 2019

Project No. 1590

# FIGURE 3 - ROAD MAP

Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## LEGEND:



Property Boundry

### SOURCE DATA:

**PROPERTY BOUNDARY:**  
Heads-up digitizing based on Cape May County parcel data downloaded from NJGIN's Information Warehouse

**ROAD DATA:**  
Downloaded from ArcGIS Online, Sources referenced above

\*This map complies with the National Map Accuracy Standards. 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.\*



1:12,000

1,000 500 0 Feet

**Water's Edge**  
Environmental, LLC

P.O. Box 118, Ocean City, NJ 08226  
Phone: 609-249-3744  
Fax: 609-249-3860

E-mail: [mapstation@watersedgellc.com](mailto:mapstation@watersedgellc.com)  
Map Prepared by Zack Spatol  
Map Created in August 2020  
Project No. 1590

# FIGURE 4 - 2019 AERIAL PHOTOGRAPHY

Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ



## LEGEND:

 Property Boundary

### SOURCE DATA:

**PROPERTY BOUNDARY:**  
Heads-up digitizing based on Cape May County parcel data downloaded from NJGIN's Information Warehouse


**2019 AERIAL PHOTOGRAPHY:**  
This map was developed using digital data from the Cape May County Geographic Information System. This map is a secondary product and has not been verified by the County of Cape May. It is not authorized by the County of Cape May

\*This map complies with the National Map Accuracy Standards. 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.\*



1:1,200

100 50 0 Feet

 **Water's Edge**  
Environmental, LLC

P.O. Box 118, Ocean City, NJ 08226

Phone: 609-249-3744

Fax: 609-249-3860

E-mail: [mapstation@watersedgellc.com](mailto:mapstation@watersedgellc.com)

Map Prepared by Zack Spatol

Map Created in August 2020

Project No. 1590

# FIGURE 5 - SHELLFISH CLASSIFICATION MAP


Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ




## LEGEND:

 Property Boundary

## SHELLFISH CLASSIFICATION DATA:

 Prohibited

 Approved

### SOURCE DATA:

PROPERTY BOUNDARY:  
Heads-up digitizing based on Cape May County parcel data downloaded from NJGIN's Information Warehouse


NJDEP SHELLFISH DATA:  
Shellfish Classification Data for New Jersey downloaded from ArcGIS Online

2015 AERIAL PHOTOGRAPHY:  
Imagery downloaded from NJGIN's Information Warehouse

-----  
\*This map complies with the National Map Accuracy Standards. 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.\*



1:1,200  
100 50 0 Feet

 **Water's Edge**  
Environmental, LLC

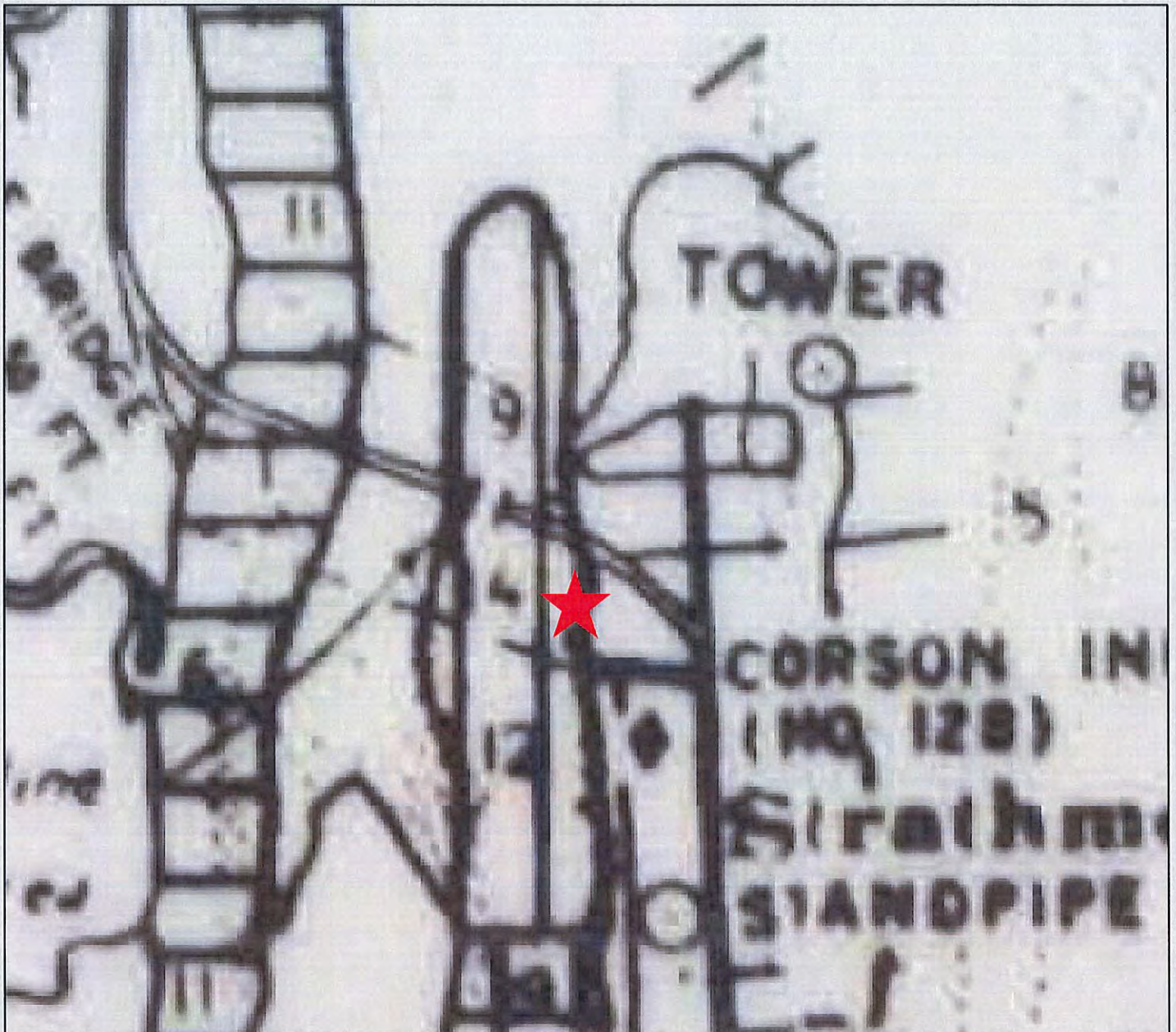
P.O. Box 118, Ocean City, NJ 08226  
Phone: 609-249-3744  
Fax: 609-249-3860

E-mail: [mapstation@watersedgellc.com](mailto:mapstation@watersedgellc.com)

Map Prepared by Zack Spatol  
Map Created in August 2020  
Project No. 1590

# FIGURE 6 - 1963 SHELLFISH MAP





Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, NJ



## LEGEND:

★ Property Location

### LEGEND

-  HARD CLAM - HIGH VALUE COMMERCIAL
-  HARD CLAM - MODERATE VALUE COMMERCIAL
-  HARD CLAM - RECREATIONAL VALUE
-  OYSTER - SEED PRODUCTION AREA

### SOURCE DATA:

1963 SHELLFISH MAP:  
Shellfish Map Downloaded From the NJDEP

\*This map complies with the National Map Accuracy Standards. 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.\*

 **Water's Edge**  
Environmental, LLC

P.O. Box 118, Ocean City, NJ 08226

Phone: 609-249-3744

Fax: 609-249-3860

E-mail: [mapstation@watersedgellc.com](mailto:mapstation@watersedgellc.com)

Map Prepared by Zack Spatol

Map Created in August 2020

Project No. 1590

**APPENDIX B – SITE PHOTOGRAPHS**

**201 W. Willard Avenue**  
Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, New Jersey  
WEE No. 1590  
Date of Photograph: June 23, 2020



Photo #1: View from the beach showing the existing Deauville Inn Restaurant and Tavern. Notice the accumulation of sand due to seasonal accretion. Areas within the existing marina basin are proposed to be dredged and sand used as beach nourishment for Strathmere Beach as part of Upper Township's Beach Management Plan and Beach and Dune Maintenance Permit



Photo #2: View from the most southerly beach area facing northwest showing "A" dock and accretion of sand requiring dredging.

**201 W. Willard Avenue**  
Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, New Jersey  
WEE No. 1590  
Date of Photograph: June 23, 2020



Photo #3: View from the southern most beach area showing the W. Willard Street-end and adjacent waterfront structures to the south along Strathmere Bay.



Photo #4: View from the southern beach area facing northerly showing the existing docking facilities to the north to be removed, Strathmere Bay and Strathmere Bridge.



**201 W. Willard Avenue**  
Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, New Jersey  
WEE No. 1590  
Date of Photograph: June 23, 2020



Photo #5: View facing southwest showing the existing “A” and “B” docks to be removed and replaced with a proposed 100% transient marina.



Photo #6: View from the waterline facing west showing the existing docking facility to be removed and proposed dredging area.

**201 W. Willard Avenue**  
Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Upper Township, Cape May County, New Jersey  
WEE No. 1590

Date of Photograph: June 23, 2020



Photo #5: View facing north showing the northernmost fixed pier to be reduced, extended and utilized for ramp access as part of the proposed 100% transient marina design.



Photo #6: View from the waterline facing west showing the northernmost marina area rendered unusable due to accretion of sand. The existing piling are to be removed and this area is proposed to be renovated as part of the proposed 100% transient marina design.

**Appendix C** - Waterfront Development Permit (WFD) No. 85-0821-1, WFD Permit No. 0511-96-0011.1, and WFD Modification No. 0511-96-0011.2



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CN 402  
Trenton, N.J. 08625



PERMIT

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 85-0821-1	Issuance Date 7-16-87	Effective Date 7-15-87	Expiration Date 7-15-92
Name and Address of Applicant Deauville Inn Willard Road/P.O. Box 406 Strathmere, NJ 08248	Location of Activity/Facility Strathmere Bay Block No. 850, Lots No. 1 & 3 Upper Township, Cape May County BC&FS #0511-90-108		Name and Address of Owner Deauville Inn Willard Road/P.O. Box 406 Strathmere, NJ 08248
Issuing Division Coastal Resources	Type of Permit Waterfront Development Water Quality Certificate	Statute(s) N.J.S.A. 12:5-3 N.J.S.A. 58:10-1	Application No. 85-0821-1

This permit grants permission to:

Perform maintenance dredging approximately 200 cubic yards of the marina area, construct additional floating docks, install mooring piles and legalize existing structures.

The work is shown on plans (two sheets) prepared by John C. Gibson, P.E., dated September 17, 1985 and received by the New Jersey Department of Environmental Protection, Division of Coastal Resources on November 21, 1985. These plans were modified by the Division of Coastal Resources on February 24, 1986 to reflect permit conditions stated below.

The work has been reviewed in terms of the Coastal Resource and Development Policies (N.J.A.C. 7:7E-1.1 et seq.) and is acceptable, provided permit conditions stated below are complied with. Specifically, the project complies with the Docks and Piers Policy (N.J.A.C. 7:7E-4.11(d)) provided that Environmental Conditions #1 and #2 are complied with, the Dredging-Maintenance Policy (N.J.A.C. 7:7E-4.11(e)) provided that Environmental Condition #3 is complied with, the Dredge Spoil Disposal Policy (N.J.A.C. 7:7E-4.11(g)) provided that Environmental Condition #4 is complied with, and the Public Access to the Shorefront (N.J.A.C. 7:7E-8.13) since the facilities are oriented toward public use.

This work is to be performed in a Tidelands area conveyed by Tidelands License #85-0821, dated July 13, 1987, to the Deauville Inn, Inc.

Administrative Condition

1. This permit is issued subject to the approval of the Department of the Army.

Environmental Conditions

1. The maximum width of the proposed floating docks must be eight feet.
2. The maximum width of the proposed dock adjacent to the bulkhead must be eight feet, and the maximum width of the existing dock adjacent to the bulkhead must be ten feet.

Approved by the Department of Environmental Protection

PAGE 1 OF 2

DATE

Environmental Conditions (Continued)

3. All dredge spoil material must be placed on the upland (Lot No. 3) for dewatering. Dredge spoil material must be placed within a dewatering area surrounded by a securely placed double row of hay bales such that the hay bales do not move or separate when dredge spoil material is placed within the dewatering area.

4. After dewatering, dredge spoil material may be used as beachfill only if the material is sand.

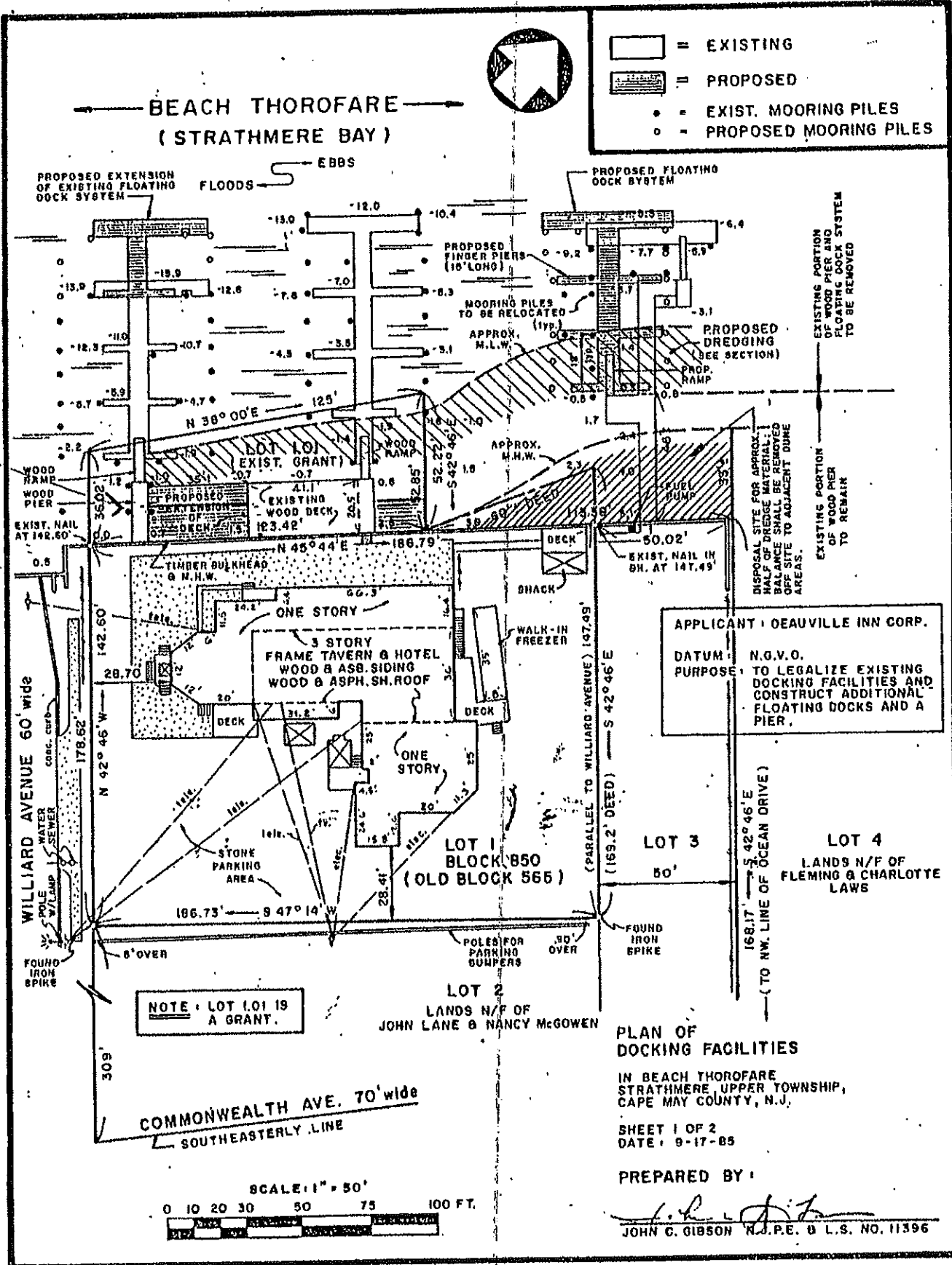
*John R. Weingart*

John R. Weingart  
Director

7/15/87

Date

*addition to dock will be 18' wide not 20' as per phone conversation!*



- = EXISTING
- = PROPOSED
- = EXIST. MOORING PILES
- = PROPOSED MOORING PILES

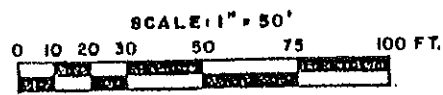
← BEACH THOROFARE  
(STRATHMERE BAY) →

APPLICANT: OEAUVILLE INN CORP.  
 DATUM: N.G.V.O.  
 PURPOSE: TO LEGALIZE EXISTING DOCKING FACILITIES AND CONSTRUCT ADDITIONAL FLOATING DOCKS AND A PIER.

PLAN OF DOCKING FACILITIES  
 IN BEACH THOROFARE  
 STRATHMERE, UPPER TOWNSHIP,  
 CAPE MAY COUNTY, N.J.

SHEET 1 OF 2  
 DATE: 9-17-85

PREPARED BY:  
*John C. Gibson*  
 JOHN C. GIBSON N.E.P.E. & L.S. NO. 11396



NOTE: LOT 1.01 IS A GRANT.

WILLIARD AVENUE 60' wide

COMMONWEALTH AVE. 70' wide  
 SOUTHEASTERLY LINE

LOT 2  
 LANDS N/F OF  
 JOHN LANE & NANCY MCGOWEN

LOT 1  
 BLOCK 850  
 (OLD BLOCK 565)

LOT 3  
 50'

LOT 4  
 LANDS N/F OF  
 FLEMING & CHARLOTTE  
 LAWS



STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
(See Issuing Division below)



**PERMIT\***

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 0511-96-0011.1		Application No. 0511-96-0011.1	
Issuance Date <b>OCT 31 1996</b>	Effective Date <b>OCT 31 1996</b>	Expiration Date <b>OCT 31 2001</b>	
Name and Address of Applicant Carpenter Scanlon L.L.C. 201 W. Willard Ave. Strathmere, NJ. 08248	Name and Address of Owner Same as applicant		Name and Address of Operator
Location of Activity/Facility (Street Address) Strathmere Cape May County Lot _____ Block 850	Issuing Division Land Use Regulation Program	Statute(s) NJSA 12:5-3	
Type of Permit Waterfront Devel/Water Quality ACOE-NAPOP-R-NEW JERSEY-GP-19 Cert		Maximum Approved Capacity, if applicable	
<p>This permit grants permission to:</p> <p>To construct approximately 195 linear feet of vinyl bulkhead within 24' of the existing bulkhead, as shown on plans in one sheet entitled "Plan of Proposed Replacement Bulkhead for Carpenter Scanlon L.L.C., Lots 1, 1.01, 3, and 3.01, Block 850, Strathmere, Upper Township, Cape May County, New Jersey", prepared by Gibson Associates, P.A., and dated September 17, 1996. The project site is located on Wetlands/Tidelands Map #133-1998.</p> <p>The permittee shall allow an authorized representative of the Department the right to inspect construction pursuant to N.J.A.C. 7:7-1.5(b)4.</p> <p>This permit is issued subject to approval of a Tidelands Conveyance for the proposed project area.</p> <p>This permit is authorized under, and in compliance with the Rules on Coastal Zone Management, specifically: <u>Coastal Engineering (7:7E-7.11)</u>.</p> <p style="text-align: right;">Prepared by: <u>Gail M. Rowe</u> Gail M. Rowe Principal Environmental Specialist</p>			
Revised Date	Approved by the Department of Environmental Protection		
	Name (Print or Type) <u>Page 1 of 2</u>	Title _____	
	Signature <u>See Page 2</u>	Date _____	

DB2691P0043

\* The word permit means "approval, certification, registration, etc."

(General Conditions are on the Reverse Side)

**This permit is subject to the following general conditions:**

1. This permit 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 this permit 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.

0B2691P0044



NOV 08 1996  
This permit is issued subject to and provided the following conditions can be met to the satisfaction of the Land Use Regulation Program. All conditions must be met prior to construction unless otherwise specified. Compliance with Administrative conditions shall be determined once copies of all specified permits, certifications, plans, agreements, etc. have been received and approved by the Land Use Regulation Program. As per NJAC 7:7-1.4, the permittee must notify the Office of Enforcement Policy, (1510 Hooper Avenue, Toms River, NJ 08753), in writing, at least three (3) days prior to commencement of construction or site preparation.

ADMINISTRATIVE

1. Receive a Tidelands grant, lease or license. Failure to comply with this condition will result in fines up to \$1000 plus \$100 per day, a higher fee for the conveyance and possible prosecution by the Attorney General's Office to remove unauthorized structures and to pay use and occupancy charges.
2. This permit 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.
3. This permit 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 Land Use Regulation Program at CN 401, Trenton, NJ 08625.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee must make application to the Program to legalize all structures not built in accordance with the Waterfront Development permit #85-0821-1 issued July 16, 1987.

Physical:

1. This permit does not authorize dredging activities. If dredging is required in the future a new Waterfront Development application, showing compliance with 7:7E-4.2(g) New Dredging, will be required to be submitted to this Program.
2. The replacement bulkhead must be constructed within 24" of the existing bulkhead, as measured from the waterward side of the old sheathing to the waterward side of the new sheathing.

10/31/96  
Date

  
Ruth Ehinger, Manager  
Land Use Regulation Program

082691P0045

21-17 1:28 PM  
11-6-96

(4, 28)

Am

R023583

RECORDED  
CAPE MAY COUNTY

96 NOV -6 PM 1:28

*Roger L. Quinn*  
COUNTY CLERK

*NOTE*  
*Bulson Associates PA*  
*4211 Landis Ave.*  
*Sea Lake City, NJ 08243*

082691P0046



State of New Jersey

Department of Environmental Protection  
Land Use Regulation Program

CN 401

Trenton, NJ 08625

Fax #: (609) 292-8115

Christine Todd Whitman  
Governor

Robert C. Shinn, Jr.  
Commissioner

MAR 13 1997

William P. Flynn, Jr.  
Gibson Associates, P.A.  
4211 Landis Ave.  
Sea Isle City, New Jersey 08243

RE: Application for Waterfront Development Permit  
Modification  
No. 0511-96-0011.2  
CARPENTER SCANLON L.L.C.  
Block: 850 Lots: 1, 1.01, 3, & 3.01  
Upper Township, Cape May County

Dear Mr. Flynn:

In response to your request of November 22, 1996, and in accordance with the "90 Day Construction Permit Regulations", specifically N.J.A.C. 7:1C-1.5(C) and the "Coastal Permit Program Regulations", specifically N.J.A.C. 7:7-4.10, you are hereby granted a modification of the above referenced coastal permit as follows:

- 1) to legalize the existing configurations of the three floating docks as shown on the plans referenced below.

PHYSICAL CONDITION

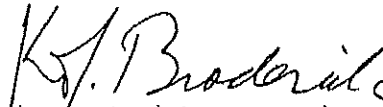
1. A 2.5' X 9.5' portion of "D" deck at the terminus of "B" dock was not approved in the 1987 Waterfront Development permit. Therefore, the permittee must remove this portion of the deck within 60 days of receipt of this permit modification.

201  
1/10

This modification is shown on plans in 1 sheet, entitled "Plan of Existing Conditions and Modified Tidelands License Areas for Carpenter Scanlon, L.L.C., Lots 1, 1.01, 3, and 3.01, Block 850, Strathmere, Upper Township, Cape May County, New Jersey", dated November 19, 1996, last revised February 13, 1997, and prepared by Gibson Associates, P.A..

A copy of this permit modification has been appended to the original permit. Please be advised all other conditions of the original permit are to remain in force.

Sincerely,



Kevin Broderick, Supervisor  
Bureau of Coastal Regulation

c: Lynn Conover, Bureau of Coastal and Land Use Enforcement

**Appendix D - Marine License No. 0511-10-0001.1**



## State of New Jersey

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Division of Land Use Regulation  
Bureau of Tidelands Management  
P.O. Box 420 Code 501-02B  
Trenton, NJ 08625-0420  
Tel. # 609-777-0454  
Fax.# 609-777-3656

BOB MARTIN  
*Commissioner*

OCT 06 2014

Carpenter/ Scanlon LLC  
c/o Ms. Lynda Brown  
201 W Willard Ave  
PO Box 40  
Strathmere, NJ 08248

RE: CARPENTER/ SCANLON LLC, Marina License Renewal application, Beach Thorofare, Lots 1,  
3 & 5, Block 850, Upper Township, Cape May County

FILE: #0511-10-0001.1 TDI140002

Dear Ms. Brown:

Please find the license document for the above-referenced marina enclosed with this correspondence.

As stated in the license document, it is the responsibility of the licensee to submit the annual fee by September 15 of each year. Payments must be received within thirty days of the due date.

Prior to the expiration of this license, the licensee is responsible for submitting an application to renew the license. The Tidelands Resource Council will review and may revise the annual fee at the time of renewal. Any changes in the annual license fee introduced after the expiration of this license will be retroactive to the date of termination.

The State of New Jersey may claim title to a portion of the property in-shore of the licensed area, and the state does not waive this claim by approving and issuing this license document.

Sincerely,

Ms. Madhu Guru, PE  
Assistant Director  
Bureau of Tidelands Management

MG/jl  
encl.

**REVOCABLE MARINA LICENSE**  
**A Rental Agreement from the State of New Jersey**

The Tidelands Resource Council in the Department of Environmental Protection, empowered under N.J.S.A. 13:1B-13 to approve licenses of lands owned by the State of New Jersey that are now or were formerly under tidewater, having due regard for the public interest, has approved a license to **CARPENTER/ SCANLON LLC**, hereafter referred to as the licensee(s).

The licensee(s) has applied for the right to rent an area of land now or formerly under tidewater for the use and maintenance of a marina in the Beach Thorofare, out shore of Lots 1, 3 & 5, Block 850 at 201 Willard Avenue in Upper Township, Cape May County, New Jersey.

The area to be licensed includes a maximum of 30 slips as depicted on the license map entitled, "State of New Jersey, Department of Environmental Protection, Bureau of Tidelands Management, Map Showing Lands Under Tide-Water Situate in the Township of Upper, In the County of Cape May", dated June 23 1987 and last revised June 4, 2009, prepared by the Bureau of Tidelands Management, filed with the Bureau of Tidelands Management of the Department of Environmental Protection under file number 0511-10-0001.1 TDI140002. This maximum number of slips does not include slips (or portions of slips) that may have been previously granted by the State of New Jersey.

The license shall be in effect for a period of seven (7) years from **JANUARY 1, 2014 to JANUARY 1, 2021**. The license fee shall be \$1,977.00.

The annual rental fee is due by September 15<sup>th</sup> of each year of the license. All payments received thirty days after the due date shall be assessed a late fee of \$25.00. All fees or partial fees which remain past due for more than ninety days after said due date shall accrue interest at the rate set by the Tidelands Resource Council until received by the State. Additionally, if a check is returned for non-sufficient funds, a \$25.00 charge will be assessed to the licensee(s).

This license may be revoked at any time and for any purpose deemed necessary and reasonable by the Tidelands Resource Council in the Department of Environmental Protection.

The licensee(s) must either apply for a license renewal or remove all structures at the expiration of the said period of seven (7) years. The State of New Jersey is not bound to make any renewal of the license. If a renewal is approved, a new annual fee may be fixed by the Department of Environmental Protection.

Should the license be revoked or should the licensee(s) fail to pay the fee for each year of the license or to renew the license by January 1, 2021, the licensee(s) must promptly vacate the tidelands at the licensee(s) expense, removing any and all structures to the satisfaction of the Department of Environmental Protection. Failure to appropriately vacate the tidelands may result in the filing of a lien against the licensee(s) property by the State of New Jersey.

Should the licensee(s) wish to make any alterations to the license area, the licensee(s) is required to apply for a license modification. If a modified license is approved, a new annual fee may be fixed by the Department of Environmental Protection.

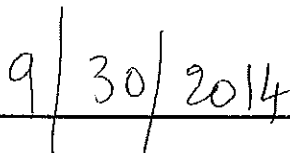
This license may be assigned or otherwise transferred by the licensee(s) to any other person or persons with the written consent of the Manager of the Bureau of Tidelands Management of the Department of Environmental Protection. Forms are available from the Bureau for this purpose. The license must be assigned in the event that the licensee(s) sells the entirety of the adjacent upland prior to January 1, 2021. The annual fee will still be due should the license not be appropriately assigned.

The licensee(s) may not further improve or develop or dredge the licensed area unless a permit, as per N.J.S.A. 12:5-3, is obtained for that purpose. The licensee(s) may not appropriate the licensed area for exclusive use.



---

Madhu Guru, Assistant Director  
Bureau of Tidelands Management  
Division of Land Use Regulation  
Department of Environmental Protection



---

Date



**Appendix E - Sediment Sample Location Map and Lab Results**

# Sediment Sample Location Map

201 W. Willard Avenue  
Block 850; Lots 1, 1.01, 3, 3.01, 4 & 5  
Strathmere, Upper Township, Cape May Co.

## Legend

● x447,987; y133,772



# SGS Dayton, NJ

May 21, 2020 20:14 pm

Job Number:	JD6644
Account:	The EC Group LLC
Project:	201 W. Willard
Project Number:	

Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent). Legend: Exceed

Client Sample ID:		NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D 11/13)	SED-1	SED-1
Lab Sample ID:					JD6644-1	JD6644-1A
Date Sampled:					4/30/2020	4/30/2020
Matrix:					Sediment	Sediment

## MS Semi-volatiles (SW846 8270D)

Compound	Unit	NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D 11/13)	SED-1	SED-1
2-Chlorophenol	mg/kg	2200	310	0.8	ND (0.083)	-
4-Chloro-3-methyl phenol	mg/kg	-	-	-	ND (0.21)	-
2,4-Dichlorophenol	mg/kg	2100	180	0.2	ND (0.21)	-
2,4-Dimethylphenol	mg/kg	14000	1200	1	ND (0.21)	-
2,4-Dinitrophenol	mg/kg	1400	120	0.3	ND (0.21) <sup>a</sup>	-
4,6-Dinitro-o-cresol	mg/kg	68	6	0.3	ND (0.21) <sup>a</sup>	-
2-Methylphenol	mg/kg	3400	310	NA	ND (0.083)	-
3&4-Methylphenol	mg/kg	-	-	-	ND (0.083) <sup>a</sup>	-
2-Nitrophenol	mg/kg	-	-	-	ND (0.21)	-
4-Nitrophenol	mg/kg	-	-	-	ND (0.41)	-
Pentachlorophenol	mg/kg	3	0.9	0.3	ND (0.17)	-
Phenol	mg/kg	210000	18000	8	ND (0.083)	-
2,4,5-Trichlorophenol	mg/kg	68000	6100	68	ND (0.21)	-
2,4,6-Trichlorophenol	mg/kg	74	19	0.2	ND (0.21)	-
Acenaphthene	mg/kg	37000	3400	110	ND (0.041)	-
Acenaphthylene	mg/kg	300000	NA	NA	ND (0.041)	-
Anthracene	mg/kg	30000	17000	2400	ND (0.041)	-
Benzo(a)anthracene	mg/kg	17	5	0.8	0.0131 J	-
Benzo(a)pyrene	mg/kg	2	0.5	0.2	ND (0.041)	-
Benzo(b)fluoranthene	mg/kg	17	5	2	ND (0.041)	-
Benzo(g,h,i)perylene	mg/kg	30000	380000	NA	ND (0.041)	-
4-Bromophenyl phenyl ether	mg/kg	-	-	-	ND (0.083)	-
Butyl benzyl phthalate	mg/kg	14000	1200	230	ND (0.083)	-
2-Chloronaphthalene	mg/kg	-	-	-	ND (0.083)	-
4-Chloroaniline	mg/kg	-	-	-	ND (0.21)	-
Carbazole	mg/kg	96	24	NA	ND (0.083)	-
Chrysene	mg/kg	1700	450	80	ND (0.041)	-
bis(2-Chloroethoxy)methane	mg/kg	-	-	-	ND (0.083)	-
bis(2-Chloroethyl)ether	mg/kg	2	0.4	0.2	ND (0.083)	-
2,2'-Oxybis(1-chloropropane)	mg/kg	67	23	5	ND (0.083) <sup>a</sup>	-
4-Chlorophenyl phenyl ether	mg/kg	-	-	-	ND (0.083)	-
1,2-Dichlorobenzene	mg/kg	59000	5300	17	ND (0.083)	-
1,3-Dichlorobenzene	mg/kg	59000	5300	19	ND (0.083)	-
1,4-Dichlorobenzene	mg/kg	13	5	2	ND (0.083)	-
2,4-Dinitrotoluene	mg/kg	3	0.7	NA	ND (0.041) <sup>a</sup>	-
2,6-Dinitrotoluene	mg/kg	3	0.7	NA	ND (0.041) <sup>a</sup>	-
3,3'-Dichlorobenzidine	mg/kg	4	1	0.2	ND (0.083)	-
Dibenzo(a,h)anthracene	mg/kg	2	0.5	0.8	ND (0.041) <sup>a</sup>	-
Dibenzofuran	mg/kg	-	-	-	ND (0.083)	-
Di-n-butyl phthalate	mg/kg	68000	6100	760	ND (0.083)	-
Di-n-octyl phthalate	mg/kg	27000	2400	3300	ND (0.083) <sup>a</sup>	-
Diethyl phthalate	mg/kg	550000	49000	88	ND (0.083)	-

SGS Dayton, NJ					May 21, 2020 20:14 pm	
Job Number:	JD6644					
Account:	The EC Group LLC					
Project:	201 W. Willard					
Project Number:						
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).					Legend:	Exceed
Client Sample ID:		NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D 11/13)	SED-1	SED-1
Lab Sample ID:					JD6644-1	JD6644-1A
Date Sampled:					4/30/2020	4/30/2020
Matrix:					Sediment	Sediment
Dimethyl phthalate	mg/kg	-	-	-	ND (0.083)	-
bis(2-Ethylhexyl)phthalate	mg/kg	140	35	1200	ND (0.083) <sup>a</sup>	-
Fluoranthene	mg/kg	24000	2300	1300	ND (0.041)	-
Fluorene	mg/kg	24000	2300	170	ND (0.041)	-
Hexachlorobenzene	mg/kg	1	0.3	0.2	ND (0.083)	-
Hexachlorobutadiene	mg/kg	25	6	0.9	ND (0.041)	-
Hexachlorocyclopentadiene	mg/kg	110	45	320	ND (0.41)	-
Hexachloroethane	mg/kg	48	12	0.2	ND (0.21)	-
Indeno(1,2,3-cd)pyrene	mg/kg	17	5	7	ND (0.041) <sup>a</sup>	-
Isophorone	mg/kg	2000	510	0.2	ND (0.083)	-
2-Methylnaphthalene	mg/kg	2400	230	8	ND (0.041)	-
2-Nitroaniline	mg/kg	23000	39	NA	ND (0.21) <sup>a</sup>	-
3-Nitroaniline	mg/kg	-	-	-	ND (0.21) <sup>a</sup>	-
4-Nitroaniline	mg/kg	-	-	-	ND (0.21) <sup>a</sup>	-
Naphthalene	mg/kg	17	6	25	0.0301 J	-
Nitrobenzene	mg/kg	14	5	0.2	ND (0.083)	-
N-Nitroso-di-n-propylamine	mg/kg	0.3	0.2	0.2	ND (0.083) <sup>a</sup>	-
N-Nitrosodiphenylamine	mg/kg	390	99	0.4	ND (0.21)	-
Phenanthrene	mg/kg	300000	NA	NA	0.0220 J	-
Pyrene	mg/kg	18000	1700	840	0.0165 J	-
1,2,4-Trichlorobenzene	mg/kg	820	73	0.7	ND (0.083)	-
<b>MS Semi-volatile TIC</b>						
Total TIC, Semi-Volatile	mg/kg	-	-	-	2.7 J	-
<b>GC/LC Semi-volatiles (SW846 8081B)</b>						
Aldrin	mg/kg	0.2	0.04	0.2	ND (0.00085)	-
alpha-BHC	mg/kg	0.5	0.1	0.002	ND (0.00085)	-
beta-BHC	mg/kg	2	0.4	0.002	ND (0.00085)	-
delta-BHC	mg/kg	-	-	-	ND (0.00085)	-
gamma-BHC (Lindane)	mg/kg	2	0.4	0.002	ND (0.00085)	-
alpha-Chlordane	mg/kg	1	0.2	0.05	ND (0.00085)	-
gamma-Chlordane	mg/kg	1	0.2	0.05	ND (0.00085)	-
Chlordane (alpha and gamma)	mg/kg	1	0.2	0.05	ND (0.00085)	-
Dieldrin	mg/kg	0.2	0.04	0.003	ND (0.00085)	-
4,4'-DDD	mg/kg	13	3	4	ND (0.00085)	-
4,4'-DDE	mg/kg	9	2	18	ND (0.00085)	-
4,4'-DDT	mg/kg	8	2	11	ND (0.00085)	-
Endrin	mg/kg	340	23	1	ND (0.00085)	-
Endosulfan sulfate	mg/kg	6800	470	2	ND (0.00085)	-
Endrin aldehyde	mg/kg	-	-	-	ND (0.00085)	-
Endosulfan-I	mg/kg	6800	470	4	ND (0.00085)	-
Endosulfan-II	mg/kg	6800	470	4	ND (0.00085)	-

SGS Dayton, NJ					May 21, 2020 20:14 pm	
Job Number:	JD6644					
Account:	The EC Group LLC					
Project:	201 W. Willard					
Project Number:						
Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent).					Legend:	Exceed
Client Sample ID:		NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D 11/13)	SED-1	SED-1
Lab Sample ID:					JD6644-1	JD6644-1A
Date Sampled:					4/30/2020	4/30/2020
Matrix:					Sediment	Sediment
Heptachlor	mg/kg	0.7	0.1	0.5	ND (0.00085)	-
Heptachlor epoxide	mg/kg	0.3	0.07	0.01	ND (0.00085)	-
Methoxychlor	mg/kg	5700	390	160	ND (0.0017)	-
Endrin ketone	mg/kg	-	-	-	ND (0.00085)	-
Toxaphene	mg/kg	3	0.6	0.3	ND (0.021)	-
<b>GC/LC Semi-volatiles (SW846 8082A)</b>						
Aroclor 1016	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1221	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1232	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1242	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1248	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1254	mg/kg	1	0.2	0.2	ND (0.042)	-
Aroclor 1260	mg/kg	1	0.2	0.2	ND (0.042)	-
<b>Metals Analysis</b>						
Aluminum	mg/kg	NA	78000	6000	1490	-
Antimony	mg/kg	450	31	6	ND (2.6)	-
Arsenic	mg/kg	19	19	19	ND (2.6)	-
Barium	mg/kg	59000	16000	2100	ND (26)	-
Beryllium	mg/kg	140	16	0.7	ND (0.26)	-
Cadmium	mg/kg	78	78	2	ND (0.65)	-
Calcium	mg/kg	-	-	-	2910	-
Chromium	mg/kg	-	-	-	4.3	-
Cobalt	mg/kg	590	1600	90	ND (6.5)	-
Copper	mg/kg	45000	3100	11000	ND (3.2)	-
Iron	mg/kg	-	-	-	2560	-
Lead	mg/kg	800	400	90	ND (2.6)	-
Magnesium	mg/kg	-	-	-	1030	-
Manganese	mg/kg	5900	11000	65	23.9	-
Mercury	mg/kg	65	23	0.1	ND (0.041)	-
Nickel	mg/kg	23000	1600	48	ND (5.2)	-
Potassium	mg/kg	-	-	-	ND (1300)	-
Selenium	mg/kg	5700	390	11	ND (2.6)	-
Silver	mg/kg	5700	390	1	ND (0.65)	-
Sodium	mg/kg	-	-	-	2220	-
Thallium	mg/kg	-	-	3	ND (1.3)	-
Vanadium	mg/kg	1100	78	NA	ND (6.5)	-
Zinc	mg/kg	110000	23000	930	9.4	-
<b>General Chemistry</b>						
3 Inch Sieve	%	-	-	-	-	100
1.5 Inch Sieve	%	-	-	-	-	100

Job Number:	JD6644
Account:	The EC Group LLC
Project:	201 W. Willard
Project Number:	

Results flagged as "Exceed" if any of the selected criteria exceeded (most stringent). **Legend:** Exceed

Client Sample ID:		NJ Non-Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Residential Direct Contact Soil (NJAC 7:26D 9/18/17)	NJ Default Impact to Groundwater Soil Screening (NJAC 7:26D 11/13)	SED-1	SED-1
Lab Sample ID:					JD6644-1	JD6644-1A
Date Sampled:					4/30/2020	4/30/2020
Matrix:					Sediment	Sediment
0.75 Inch Sieve	%	-	-	-	-	100
0.375 Inch Sieve	%	-	-	-	-	100
No.4 Sieve (4.75 mm)	%	-	-	-	-	100
No.8 Sieve (2.36 mm)	%	-	-	-	-	100
No.10 Sieve (2.00 mm)	%	-	-	-	-	100
No.16 Sieve (1.18 mm)	%	-	-	-	-	100
No.30 Sieve (0.60 mm)	%	-	-	-	-	99.7
No.50 Sieve (0.30 mm)	%	-	-	-	-	89.7
No.100 Sieve (0.15 mm)	%	-	-	-	-	19.9
No.200 Sieve (0.075 mm)	%	-	-	-	-	6.3
0.030 mm (Hydrometer)	%	-	-	-	-	6
0.005 mm (Hydrometer)	%	-	-	-	-	3.6
0.0015 mm (Hydrometer)	%	-	-	-	-	3
% Gravel	%	-	-	-	-	0
% Sand	%	-	-	-	-	93.7
% Silt, Clay, Colloids	%	-	-	-	-	6.3
Cyanide	mg/kg	680	47	20	ND (0.23)	-
Solids, Percent	%	-	-	-	75.7	-

**Footnotes:**

<sup>a</sup> Associated CCV outside of control limits high, sample was ND.

Regulatory limits listed in this document have been obtained from the latest version of the regulations cited and are used for advisory purposes only. SGS assumes no responsibility for errors in regulatory documents or changes to criteria detailed in later versions of the referenced regulation. It is the responsibility of the user to verify these limits before using or reporting any data.

No results exceeded regulatory criteria.

# Water's Edge Environmental, LLC

---

## **CERTIFIED MAILING**

Upper Township Planning Board  
Municipal Hall  
P.O. Box 205  
Tuckahoe, NJ 08250

Cape May Co. Planning Board  
4 Moore Road  
Cape May Court House, NJ 08210

Upper Township Clerk  
Municipal Hall  
P.O. Box 205  
Tuckahoe, NJ 08250

Upper Township  
Environmental Commission  
P.O. Box 205  
Tuckahoe, NJ 08250

Upper Township  
Construction Official  
P.O. Box 205  
Tuckahoe, NJ 08250

Property Owners within 200'

Re: NJDEP Waterfront Development Permit Application  
Proposed Reconfiguration of Existing Marina & Associated Dredging  
Applicant: 201 Willard Real Estate, LLC  
**201 W. Willard Avenue**; Block 850, Lots 1, 1.01, 3, 3.01, 4 & 5  
Township of Upper, Cape May Co., NJ  
WEE Project No. 1590

To Whom It May Concern:

This letter is to provide you with legal notification that an application for a Waterfront Development Permit will be submitted to the New Jersey Department of Environmental Protection, Division of Land Use Regulation for the site shown on the enclosed plans. A brief description of the proposed project follows: Proposed reconfiguration of the existing marina with associated dredging of approximately 1,843 cubic yards of sand.

The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located or by appointment at the Department's Trenton Office. In addition, an electronic copy of the initial application can be provided via an OPRA request by contacting <https://www.nj.gov/dep/opra/opraform.html> from the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 45 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Use Regulation  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Upper Township Supervisor

Sincerely,



Nicole Hyde



# TOWNSHIP OF UPPER

P.O. BOX 205 • TUCKAHOE, NEW JERSEY 08250 • 609-628-2011 • FAX: 609-628-1836

## MAYOR

RICHARD PALOMBO  
Personnel, Emergency Management,  
Lifeguards, Housing, Engineering,  
Clerk's Office, Zoning and Planning,  
and Construction Code.

## DEPUTY MAYOR

EDWARD BARR  
Department of Public Works.

## COMMITTEEMAN

HOBART YOUNG  
Sports and Recreational Programs,  
Public Buildings and Grounds, and  
Department of Public Works.

## COMMITTEEMAN

JOHN D. COGGINS, JR.  
Revenue and Finance.

## COMMITTEEMAN

CURTIS T. CORSON, JR.  
Municipal Court, Public Safety,  
Animal Control, and Division of EMS.

## TOWNSHIP CLERK

BARBARA L. YOUNG, RMC

January 22, 2020

Water's Edge Environmental, LLC  
Nicole Hyde  
PO Box 118  
Ocean City, NJ 08226

Re: Certified List of Property Owners – Block 850, Lots 1, 1.01, 3, 3.01, 4, and 5

Dear Ms. Hyde:

In compliance with the provisions of the Municipal Land Use Law, P.L. 1975, Chapter 291, listed on the attached sheet are the property owners within a 200 foot radius of the above listed Block and Lots.

### See Attached Sheet

The following properties and streets are also within 200 feet of your property:

#### Upper Township Roads

Bayview Drive  
Winthrop Avenue  
Williams Avenue  
Willard Avenue

#### Township of Upper

PO Box 205  
Tuckahoe, NJ 08250

#### County Roads

Commonwealth Avenue  
Ocean Drive CR 619

#### Cape May County Planning Board

4 Moore Road, DN 309  
Cape May Court House, NJ 08210



Waterways  
Strathmere Bay

US Army Corp of Engineers Philadelphia  
100 Penn Square East  
Philadelphia, PA 19107

New Jersey DEP – Land Use Mgmt.  
401 E. State St., Floor 7  
PO Box 402  
Trenton, NJ 08625-0402

If you should have any questions concerning this list, please contact my office at once.

Very truly yours,



Barbara L. Young, RMC  
Municipal Clerk

BLY/jrh

Certified List of Property Owners Within 200 Feet of Block 850, Lots 1, 1.01, 3, 3.01, 4 and 5, Created on: 01/15/2020

Block	Lot	Quasi Location	Owners	Address	City/State	Zip Code
847	3	90 W WILLARD AVE	LOMBARDO, AMY	100 W WILLARD AVE	STRATHMERE, NJ	08248
848	2	105 W WHITTIER AVE	BOWEN,PAMELA	105 W. WHITTIER PO BOX 51	STRATHMERE, NJ	08248
848	3	5 S BAYVIEW DR	UNKNOWN @SCHIAVO	PO BOX 58	STRATHMERE, NJ	08248
848	4	108 WILLARD AVE	BUEHLER, SCOTT SOMERS	PO BOX 82	STRATHMERE, NJ	08248
848	5	104 W WILLARD AVE	RODRIGUEZ, CHRISTINA & WILBERTO	104 W WILLARD AVE	STRATHMERE, NJ	08248
848	6	100 W WILLARD AVE	LOMBARDO, AMY	100 W WILLARD RD	STRATHMERE, NJ	08248
849	2	12 S BAYVIEW DR	COFFEY, JOSEPH L & JOHN E ETAL	10 CHURCH RD	ARDMORE, PA	19003
849	2.01	12 S BAYVIEW DR	COFFEY, JOSEPH L & JOHN E ETAL	10 CHURCH RD	ARDMORE, PA	19003
849	3	10 S BAYVIEW DR	WISNIEWSKA, SOPHIA	2021 OCEAN AVE APT 205	SANTA MONICA, CA	90405
849	4	S BAYVIEW DR	SHERIDAN, WILLIAM	9 ACADEMY RD	HATBORO, PA	19040
849	5	2 S BAYVIEW DR	SHERIDAN, WILLIAM J JR	9 ACADEMY RD	HATBORO, PA	19040
849	5.01	2 S BAYVIEW DR	SHERIDAN, WILLIAM J JR	9 ACADEMY RD	HATBORO, PA	19040
849	6.01	W WILLARD AVE(RIPARIAN)	COUNTY OF CAPE MAY	MECHANIC ST	CAPE MAY C H, NJ	08210
850	1	201 W WILLARD AVE	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
850	1.01	201 W WILLARD AVE	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
850	2	2 OCEAN DR	O'HARA, PATRICK M & CYNTHIA A	4 LINCOLN LANE	WAYNE, PA	19087
850	3	OCEAN DR	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
850	3.01	OCEAN DR	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
850	4	22 OCEAN DR	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
850	5	OCEAN DR	201 WILLARD REAL ESTATE LLC	1534 HAINESPORT RD	MT LAUREL, NJ	08054
854	1	96 N COMMONWEALTH AVE	HAGAR,GEORGE G & ERIN	6 LLOYD AVE	MALVERN, PA	19355
854	2	100 N COMMONWEALTH AVE	YEAGER, JAMES A & BETTY C	170 HILL CHURCH RD	SPRING CITY, PA	19475
854	3	104 N COMMONWEALTH AVE	WECHSLER,JOHN J	31 SHELBURNE RD	SPRINGFIELD, PA	19064
854	4	2 W WINTHROP AVE	BERGER,MARK & GREEN,VICTORIA	22 WATERMAN AVE	PHILADELPHIA, PA	19118
854	5	6 W WINTHROP AVE	OJAMAA, ELO-KAI,ET AL	11 WHITTIER AVE	SOMERSET, NJ	08873
855	1	200 N BAYVIEW DR	HENJES, STACEY & TOD	3273 SPRUCE DR	DOYLESTOWN, PA	18902
856	1	18 W SEACLIFF AVE	ROLAND, ROBERT W & MARILYN S	680 HEATHERTON LANE	WEST CHESTER, PA	19380
856.01	10	13 W WINTHROP AVE	BAKER, CAROL LYNN	202 RT 50	OCEAN VIEW, NJ	08230
856.01	11	17 W WINTHROP AVE	WILLIAMS, SCOTT A & CHRISTINE U	2320 HORSHORE TRAIL	CHESTER SPRINGS, PA	19425
856.01	12	21 W WINTHROP AVE	CORRETINI, FRANCIS L & DOLORES R	619 HAMILTON ST	COLLEGEVILLE, PA	19426

7020 0090 0000 6017 1005

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Berger, Mark & Green, Victoria  
22 Waterman Ave  
Philadelphia, PA 19118

1590

7020 0640 0000 4689 3067

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Correntini, Francis L & Dolores R  
619 Hamilton St  
Collegeville, PA 19426

1590

7020 0640 0000 4689 3081

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Williams, Scott A & Christine U  
2320 Horshore Trail  
Chester Springs, PA 19425

1590

7020 0640 0000 4689 3074

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Baker, Carol Lynn  
202 Rt 50  
Ocean View, NJ 08230

1590

7020 0640 0000 4689 3104

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Roland, Robert W & Marilyn S  
680 Heatherton Lane  
West Chester, PA 19380

1590

7020 0640 0000 4689 3098

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Henjes, Stacey & Tod  
3273 Spruce Dr  
Doylestown, PA 18902

1590

7020 0090 0000 6017 0954

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. Sheridan, William J Jr  
9 Academy Rd  
City, State, ZIP+4® Hatboro, PA 19040

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0947

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. County of Cape May  
Mechanic St  
City, State, ZIP+4® Cape May Court House, NJ 08210

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0978

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. O'Hara, Patrick M & Cynthia A  
4 Lincoln Lane  
City, State, ZIP+4® Wayne, PA 19087

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0961

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. Hagar, George G & Erin  
6 Lloyd Ave  
City, State, ZIP+4® Malvern, PA 19355

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0992

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. Yeager, James A & Betty C  
170 Hill Church Rd  
City, State, ZIP+4® Spring City, PA 19475

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0985

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>

Sent To  
Street and Apt. No., or P.O. Box No. Wechsler, John J  
31 Shelburne Rd  
City, State, ZIP+4® Springfield, PA 19064

PS Form 3800, April 2015



1590

7020 0090 0000 6017 0909

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

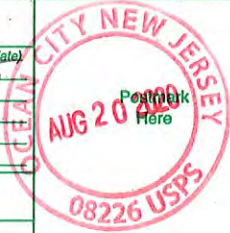
Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Unknown @Shiavo  
PO Box 58  
Strathmere, NJ 08248



1590

7020 0090 0000 6017 0893

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Buehler, Scott Somers  
PO Box 82  
Strathmere, NJ 08248



1590

7020 0090 0000 6017 0886

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Rodriguez, Christina & Wilberto  
104 W Willard Ave  
Strathmere, NJ 08248



1590

7020 0090 0000 6017 0930

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Coffey, Joseph L & John E Etal  
10 Church Rd  
Ardmore, PA 19003



1590

7020 0090 0000 6017 0923

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Wisniewska, Sophia  
2021 Ocean Ave Apt 205  
Santa Monica, CA 90405



1590

7020 0090 0000 6017 0916

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.85

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ 0.50

Total Postage and Fees \$ 6.90

Sent To \_\_\_\_\_

Street and Apt. No., or P.O. Box \_\_\_\_\_

City, State, ZIP+4® \_\_\_\_\_

PS Form 3800, April 2015

Sheridan, William  
9 Academy Rd  
Hatboro, PA 19040



1590

7020 0090 0000 6017 0831

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Upper Township Planning Board  
PO Box 205  
Tuckahoe, NJ 08250

1590

7020 0090 0000 6017 0824

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Upper Township  
Environmental Commission  
PO Box 205  
Tuckahoe, NJ 08250

1590

7020 0090 0000 6017 0855

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Upper Township  
Construction Official  
PO Box 205  
Tuckahoe, NJ 08250

1590

7020 0090 0000 6017 0848

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Cape May County Planning Board  
4 Moore Rd  
Cape May Court House, NJ 08210

1590

7020 0090 0000 6017 0879

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Lombardo, Amy  
100 W. Willard Ave  
Strathmere, NJ 08248

1590

7020 0090 0000 6017 0862

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

## OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
<b>Total Postage and Fees</b>	<b>\$ 6.90</b>



Sent To  
Street and Apt. No., or P.O. Box No.  
City, State, ZIP+4®

Bowen, Pamela  
105 W. Whittier PO Box 51  
Strathmere, NJ 08248

1590

7020 0640 0000 4689 3128

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.50
Total Postage and Fees	\$ 6.90



Sent To  
Street and Apt. No., or PO Box  
City, State, ZIP+4®

Ojamaa, Elo-Kai, Et Al  
11 Whittier Ave  
Somerset, NJ 08873

PS Form 3800, April 2015

1590

7020 0640 0000 4689 3128

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

OFFICIAL USE

Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.40
Total Postage and Fees	\$ 9.80



Sent To  
Street and Apt. No., or PO Box  
City, State, ZIP+4®

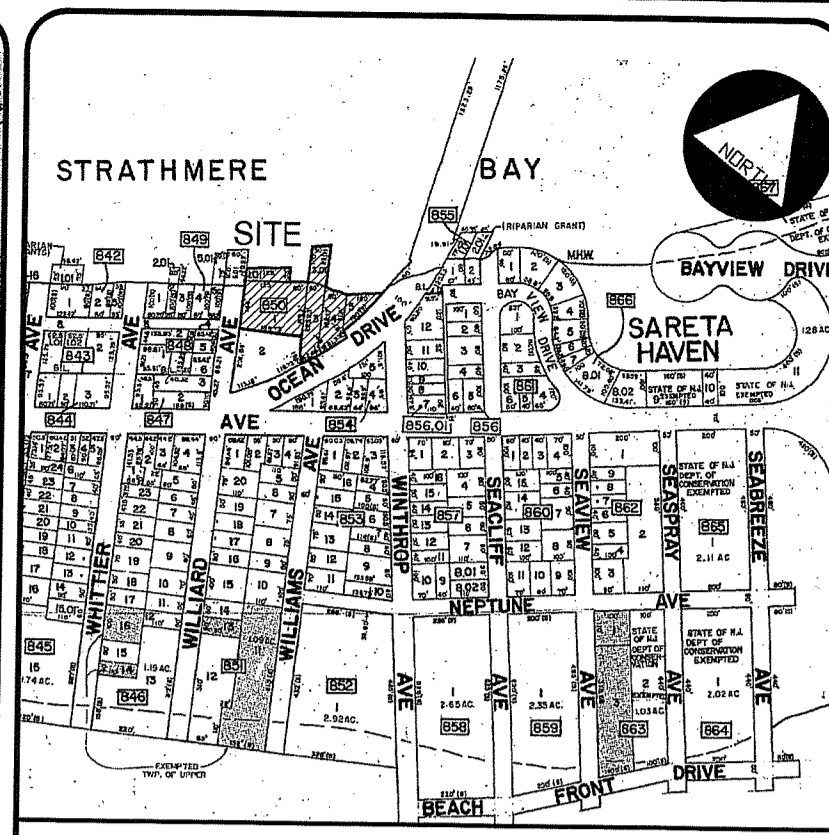
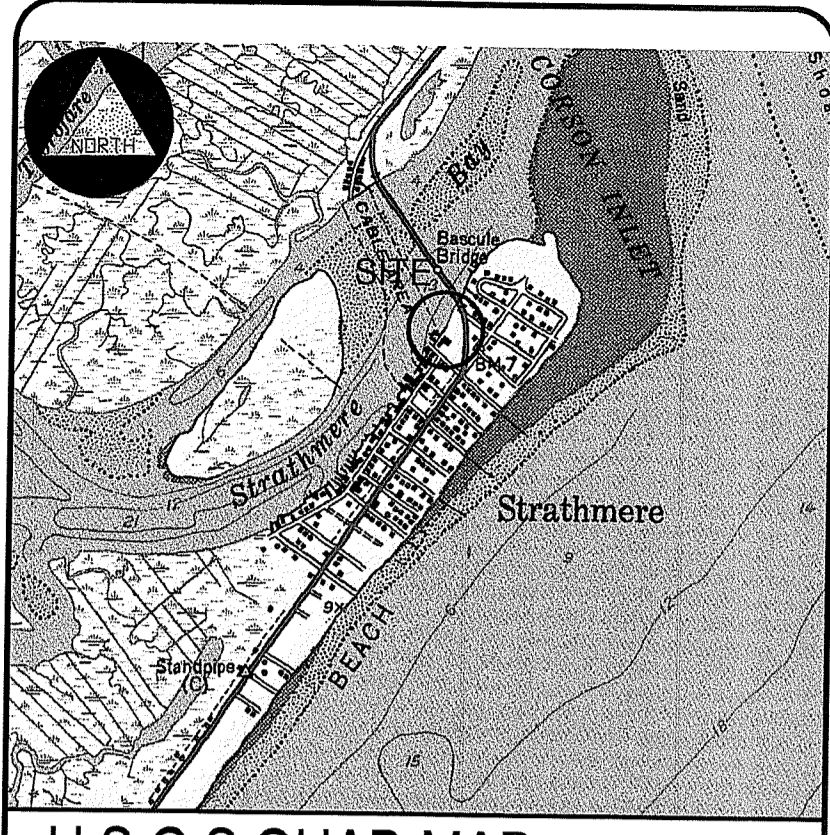
Upper Township Clerk  
PO Box 205  
Tuckahoe, NJ 08250

PS Form 3800, April 2015

1590







U.S.G.S QUAD MAP  
SEA ISLE CITY, NJ QUADRANGLE  
SCALE: 1" = 200'

UPPER TOWNSHIP TAX MAP  
SHEET 38.02  
SCALE: 1" = 400'

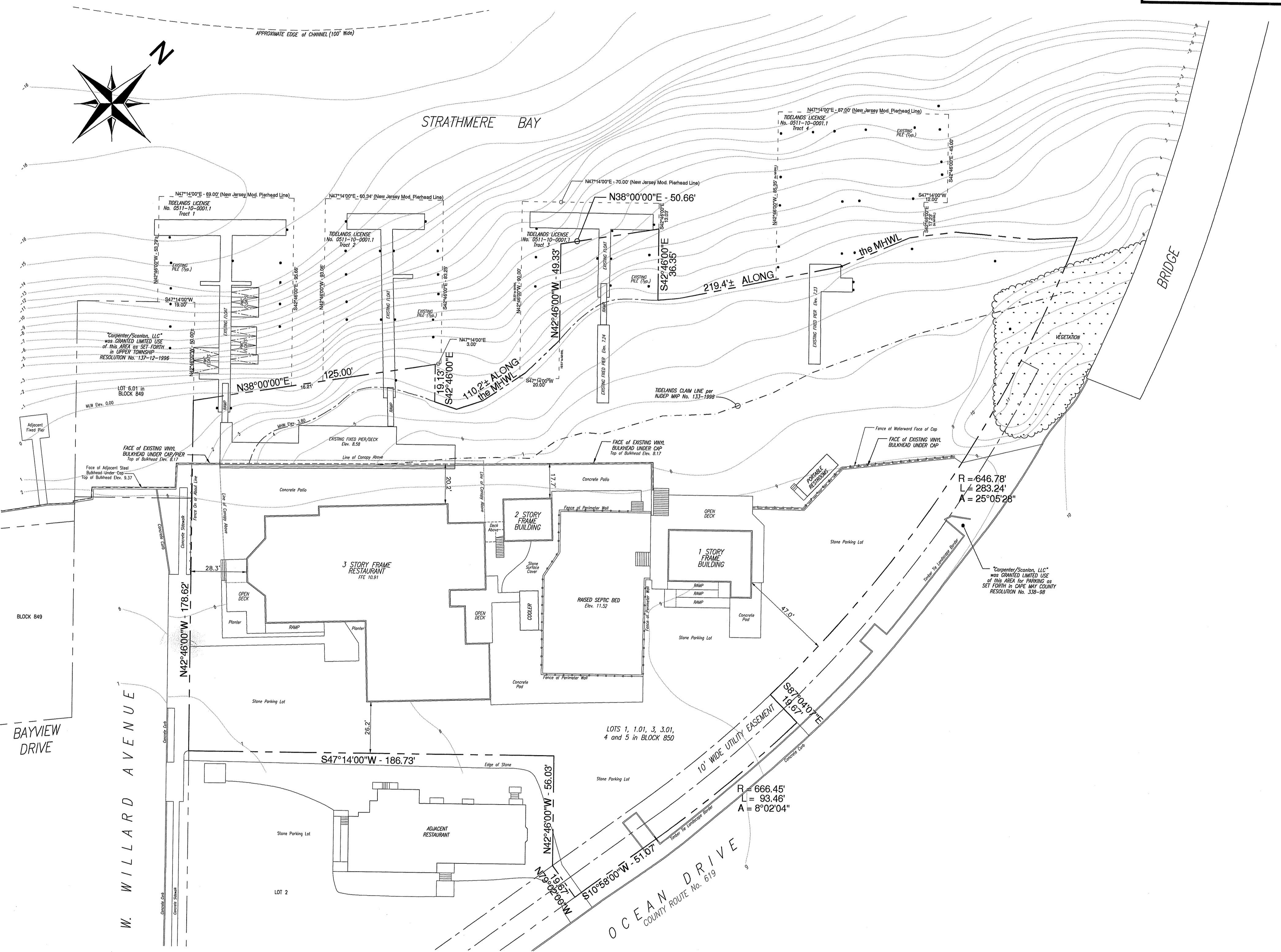
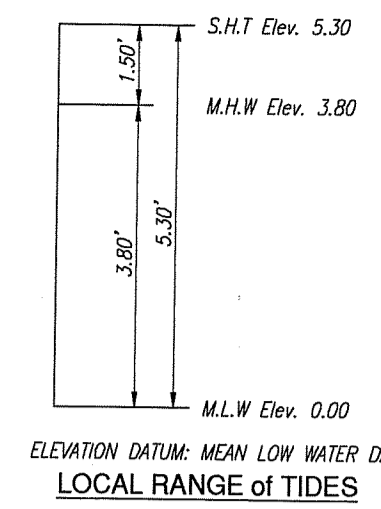
- GENERAL NOTES**
- This PLAN is for the PURPOSE of SECURING NJDEP PERMITS for WORK as DELINEATED HEREON at LOTS 1, 1.01, 3, 3.01, 4 and 5 in BLOCK 850 in UPPER TOWNSHIP, CAPE MAY COUNTY, NJ
  - APPLICANT: 201 Willard Real Estate, LLC  
1354 Hainesport Road  
Mount Laurel, NJ 08054
  - ELEVATIONS are in FEET and REFER to MEAN LOW WATER DATUM
  - EXISTING CONDITIONS SHOWN are per "CONSTRUCTION SURVEY" PREPARED by DEVAUL SURVEY, LLC DATED 11/06/2019, REVISED to 6/29/2020. BATHYMETRIC DATA was COLLECTED USING STANDARD SURVEY METHODS BOTH on LAND at LOW TIDE and on BOAT at HIGH TIDE on 06/28/2020.
  - This PLAN is NOT to be USED for CONSTRUCTION or SPECIFICATION PURPOSES

- CONSTRUCTION NOTES (Recreational Docks and Piers)**
- Space between horizontal planking is maximized and width of horizontal planking is minimized to the maximum extent practicable. Under normal circumstances, a minimum of 3/8 inch, 1/2 inch, 3/4 inch or one inch space is to be provided for four inch, six inch, eight to ten inch, or twelve inch plus wide planks.
- The width of the structure shall not exceed twice the clearance between the structure and the surface of the ground below, or the water surface at mean high tide (measured from the bottom of the stringer), except for floating docks whose width shall not exceed eight feet. Under typical circumstances, the maximum width of the structure shall be eight feet over water and six feet over wetlands and intertidal flats.
- A minimum of eight feet of open water shall be provided between any docks, if the combined width of the docks over the water exceeds eight feet;
  - Construction and placement of the dock shall be a minimum of four feet from all property lines, for docks which are perpendicular to the adjacent bulkhead or shoreline; and
  - In man-made lagoons only, the maximum width of the structure shall be eight feet over water and six feet over wetlands; the height of the structure over wetlands shall be a minimum of four feet.

The proposed structure and associated mooring piles do not hinder navigation or access to adjacent water areas. A hazard to navigation will apply to all potential impediments to navigation, including access to adjacent moorings, water areas and docks and piers.

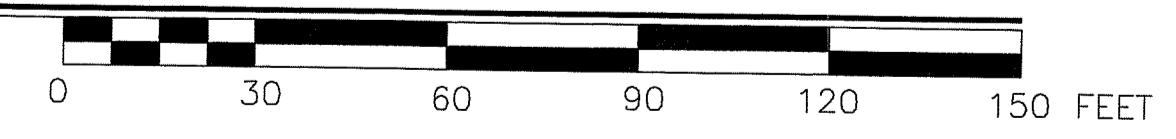
Any wetlands disturbed during construction shall be restored to pre-project conditions.

**DOCK/PIER COMPLIANCE NOTES**



**OVERALL EXISTING CONDITIONS PLAN**

SCALE: 1" = 30'



REFERENCE DATUM:  
MEAN LOW WATER DATUM

DATE: 11/12/20  
Robert Douglas Green, P.E.  
R.D. Green Engineering  
1512 Atkinson Avenue, Somers Point NJ, 08244  
Phone 609-926-5182 Fax 609-926-5185  
NJ PROFESSIONAL ENGINEER  
License No. 24GE026637

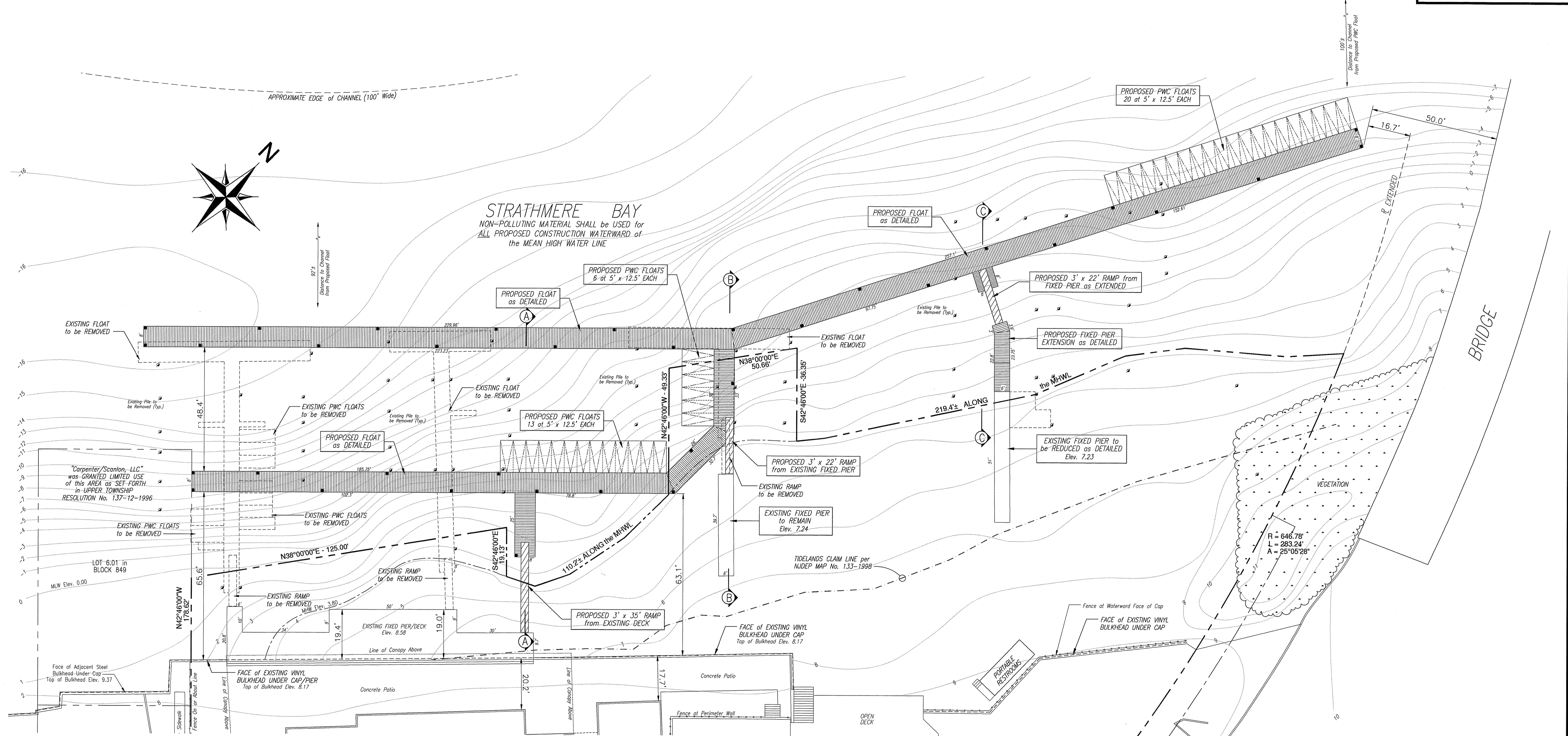
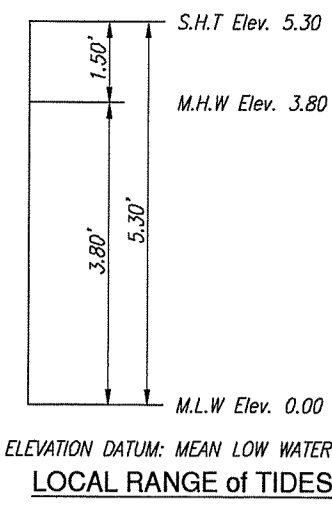
PROJECT  
**201 W. WILLARD AVENUE**  
LOTS 1, 1.01, 3, 3.01, 4 & 5 in BLOCK 850  
UPPER TOWNSHIP, CAPE MAY COUNTY, N.J.

DWG. TITLE  
**NJDEP PERMIT PLAN**

NO.	REVISION	DATE	BY/CHK

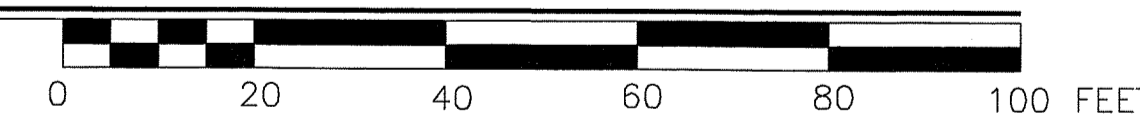
DWG. NO. 1590-20-1

DATE	SCALE
8-12-2020	1 of 4



**PROPOSED MARINA LAYOUT  
WATERFRONT DEVELOPMENT PERMIT PLAN**

SCALE: 1" = 20'



REFERENCE DATUM:  
MEAN LOW WATER DATUM

**PROPOSED SLIP COUNT**

- 31 TRANSIENT BOAT SLIPS\*
- 39 TRANSIENT PWC SLIPS
- 70 TOTAL TRANSIENT SLIPS\*

\* BASED ON AVERAGE BOAT LENGTH OF 21- FEET

DATE: 8/12/20  
 Robert Douglas Green, P.E.  
 R.D. Green Engineering  
 1512 Atkinson Avenue, Somers Point NJ, 08244  
 Phone 609-926-5182 Fax 609-926-5185  
 NJ PROFESSIONAL ENGINEER  
 License No. 24GE026637

PROJECT  
**201 W. WILLARD AVENUE**  
 LOTS 1, 101, 3, 3.01, 4 & 5 in BLOCK 850  
 UPPER TOWNSHIP, CAPE MAY COUNTY, N.J.  
 DWG. TITLE  
**NJDEP PERMIT PLAN**

NO.	DATE	BY	FOR

DWG. NO. 1590-20-1

DRAWN BY	CHECKED BY	SCALE
WE	RDG	AS NOTED
DATE	SHEET NO.	
8-12-2020	2 of 4	



