State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Morgan Raskin
The Louis Berger Group, Inc.
412 Mount Kemble Ave.
Morristown, NJ 07962

SEP 12 2014

Re: COASTAL JURISDICTIONAL DETERMINATION
Environmental Review - EDA and DCA/NEP Programs
DLUR File Number: 0119-14-0005.1
DLUR Activity Number: CDT140001
Grant Application ID Number: NEP0067R
Applicant: Housing Authority of Pleasantville
Block(s) and Lot(s): [24, 8]
City of Pleasantville, Atlantic County

Dear Ms. Raskin:

This letter is in response to an application submitted by the above referenced applicant for funding under the Economic Development Authority's Neighborhood & Community Revitalization (NCR) and Small Business Loans (SBL) Programs and/or the Department of Community Affair's Neighborhood Enhancement Program (NEP). This jurisdictional determination is for the proposed construction of a single family dwelling at the above referenced site within the CAFRA zone of the City of Pleasantville, a qualifying municipality. Potentially applicable statutes include Waterfront Development Act (N.J.S.A. 12:5-3 et. seq.), Wetlands Act of 1970 (N.J.S.A. 13:9A-1 et. seq.) and the Coastal Area Facility Review Act, CAFRA, (N.J.S.A. 13:9-1 et. seq.).

Based on a review of the information submitted and a review of information as maintained on the Department's Geographic Information System, the following determination is made:

Based on a review of the Coastal Permit Program Rules, the following determination is made:
(x) A Waterfront Development permit is not required.
( ) A Waterfront Development Permit will be required because:

( ) Work will be performed at or below (outshore) the Mean High Water Line.
( ) Work will be performed within 100/500 feet of the MHWL outside the coastal area.

Based on a review of the Coastal Permit Program Rules, the following determination is made:
( ) A CAFRA permit is required.
(x) A CAFRA permit is not required for the proposed construction of a single family dwelling located more than 500 feet landward of the mean high water line of any tidal waters or the landward limit of a beach or dune in the City of Pleasantville, a qualifying municipality. The

regulatory threshold for the number of residential dwelling units is 75; therefore, the proposed project is not regulated.

Based on a review of the Coastal Wetlands Maps, the following determination is made:

( ) **Coastal Wetlands permit is required**. Coastal Wetlands are mapped on this site. Activity is proposed at or below the Upper Wetlands Boundary.

(x) **Coastal Wetlands permit is not required.** Based on a review of the Coastal Wetlands Maps it is determined that there are not mapped wetlands on the site.

( ) **Coastal Wetlands permit is not required**. Coastal Wetlands are mapped on this site. However, no activity is proposed at or below the Upper Wetlands Boundary.

This letter does not constitute a jurisdictional determination for the Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A and the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-1.1et seq. For assistance with the applicability of these statutes you are advised to contact the Division's Technical Support Center at (609)777-0454. The project may be presumed to be consistent with the New Jersey Coastal Zone Management Program and a Water Quality Certificate is authorized.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulation. This determination shall be considered null and void if the submitted information is incorrect, site conditions or regulations change.

Please contact Jessica Cobb by e-mail at Jessica.Cobb@dep.nj.gov or (609) 633-2289 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

Colleen Keller
Division of Land Use Regulation