NJDEP Environmental and Historic Review
Application for EDA and DCA-NEP Programs

1. **Agency Name:** NJDCA
2. **Date of Application Submittal to DEP:** 1/6/14
3. **CDBG-DR Program:** NEP
4. **Application ID Number:** NEP 2014-02325-0230-00
5. **National Objective Description/Number:** LMI
6. **Grant Number:** B-13-DS-34-0001
7. **Applicant Name:** Habitat for Humanity Cape May County
8. **Project Location:** Middle Township (Street Address) _____ (Zip) See Attached (Municipality) _____ (County) _____ (Block) _____ (Lot)

(A separate form with a unique Application ID number is required for each location.)

9. **Detailed Project Description**
   Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Appendix A for directions.
10. **Change in Use**
    Will the project result in a change in use for the land or structure? If YES, please describe and document.
    Examples:
    a. Residential use → Non-residential (commercial, industrial, or mixed use)
    b. Non-residential (commercial, industrial, or mixed use) → Residential
11. **Change in Size or Capacity**
    Will the project result in a change in size or capacity of any kind? If YES, describe the percentage increase in size, footprint, number or capacity. Include any increase to main building(s), ancillary structure(s), parking areas, landscaping, paving, discharges such as sewage (wastewater), solid waste (trash), or process discharges, etc.
    Examples:
    a. Increase in retail space, restaurant or theater seating capacity with 30% larger footprint and additional parking spaces.
    b. Increase in production capacity of manufacturing facility by 15%
    c. Change in landscaping resulting in 25% more impervious surface/paving.
12. **Market Value (for residential rehabilitation projects only)**
    What is the estimated cost of the rehabilitation as a percentage of the estimated post-rehab value of the building? Attach documentation such as comparable housing prices.
    Example:
    The cost of the rehabilitation is currently projected at $1,212,412. The estimated value of the property's 7 units of affordable housing is expected to be $2,000,425. (Rehabilitation costs are 61% of the projected value at completion.)
13. **Right of Entry Form signed by property owner**

Initial Determination of Level of Review _____ SCM Initials _____

Reason for Initial Determination _____

This section is for DEP use.

Middle Township Habitat Development 2014 – 2015
Habitat for Humanity Cape May County
Application for Environmental Review for
Neighborhood Enhancement Program, December 19, 2013

1. **Contact information:**
   a. **303 Sumner Street, Cape May Court House, NJ 08210 (Block 949, lot 3.03)**
      Property owner/representative:
      Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

   b. **311 Sumner Street, Cape May Court House, NJ 08210 (Block 949, lot 3.01)**
      Property owner/representative:
      Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

   c. **101 W Anna Street, Cape May Court House, NJ 08210 (Block 942, lot 3)**
      Property owner: Middle Township, Constance Mahon, Township Administrator, cmahon@middletownship.com, 609-465-8732
      Representative: Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

   d. **209 Reeves Street, Cape May Court House, NJ 08210 (Block 965, lot 10)**
      Property owner: Middle Township, Constance Mahon, Township Administrator, cmahon@middletownship.com, 609-465-8732
      Representative: Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

2. **Project Description:**

The purpose of this project is to build three single-family homes in the Whitesboro neighborhood in Middle Township, New Jersey. Two of the homes will be built at 303 and 311 Sumner Street, on lots already owned by Habitat for Humanity Cape May County (donated to Habitat by Middle Township). The third house will be built on one of two lots currently owned by Middle Township that have been designated for affordable housing via municipal resolution. Pending NEP grant environmental approval, 101 W Anna Street or 209 Reeves Street will be acquired/purchased by Habitat Cape May from Middle Township. All lots were vacant as of October 28, 2012. All lots have municipal water and sewer available, and municipal solid waste pick-up. The lots on Sumner Street have also received a Wetlands Letter of Interpretation from the NJ Department of Environmental Protection dated October 19, 2012. None of the lots are located in a floodplain.

Both lots on Sumner Street were cleared prior to the NEP grant application, while the lots on W Anna and Reeves Street are wooded and will require clearing prior to construction.

All three homes will be new construction, stick-built by community construction volunteers under the supervision of experienced construction professionals employed by Habitat Cape May. They will have concrete block foundations, wood frame construction, asphalt shingle roofs and vinyl siding. All houses will be either 3-5 bedrooms, depending upon the requirements of the selected homeowner family. The homes will have high-efficiency forced-air propane heating systems. The water heater, range and clothes dryer will be propane as well, while other appliances will be electric. High R-value windows and insulation will be installed for purposes of energy efficiency.

The houses will be built sequentially, starting with 303 Sumner Street. Construction at 303 Sumner will commence as soon as environmental approval is received. The house foundations are subcontracted to professional masons. Upon completion of the foundation, Habitat's volunteer crew will take 16-20 weeks to complete the home, depending upon weather and complexity of the design. Habitat Cape May currently has over 175 active construction volunteers who participate in our building projects in Whitesboro.

All three homes will be sold upon completion to a qualifying low-income family who has been selected via a rigorous application and interview process. Habitat for Humanity Cape May will conduct application events in January 2014 for these homes, which will be advertised in Sandy-affected counties (Cape May and Atlantic Counties). Families will be selected based on their ability to pay a monthly mortgage (principal, property taxes and insurance), their level of need for safe affordable housing, and their willingness to partner with Habitat, including contributing at least 300 hours of sweat equity into the building of their home. Habitat for Humanity Cape May sells the homes to partner families via zero-interest mortgages, which keeps the payments affordable. We target families with incomes at 50% of the HUD median income in Cape May County.

3. **Project budget** attached

4. **Site plans** attached

5. **LOI** for 303 & 311 Sumner Street attached

6. Miscellaneous
    a. **Certification** that buyers have not been preselected attached
    b. Verification that properties were vacant prior to October 28, 2012 – **Assessment records** from each property showing zero value improvements in 2012 attached. Note that assessment for Block 965, Lot 10 is combined with Block 965, Lot 7 (Lot 10 listed as "additional lot")
    c. **Preliminary architectural plan** for 303 Sumner Street is attached.

7. Change in Use – there will be no change in use.

8. Change in Size or Capacity – there will be no change in size or capacity.

9. Market Value for rehabilitation projects – N/A

10. **Right of Entry forms** – attached for all four lots.

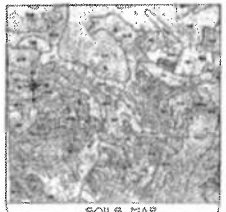
Budget Detail
Homeownership/Homeownership Projects: Middle Township 2014-15 Habitat Development Project
Habitat for Humanity Cape May County

BUDGET CATEGORY	DCA FUNDS REQUESTED	OTHER FUNDS	TOTAL
PROGRAM: Purchased Services			
Appraiser & Market Study			
Appraisal Services		$1,500	$1,500
Minor Category Sub-Total	$0	$1,500	$1,500
Architect			
Architectual Design and Oversight		$13,500	$13,500
Minor Category Sub-Total	$0	$13,500	$13,500
Attorney			
Legal Services for contracts and mortgage documents		$6,000	$6,000
Minor Category Sub-Total	$0	$6,000	$6,000
Surveyor			
Survey Properties		$6,617	$6,617
Minor Category Sub-Total	$0	$6,617	$6,617
Engineering			
Engineerings Services for DEP LOI		$1,500	$1,500
Minor Category Sub-Total	$0	$1,500	$1,500
Major Category Sub-Total	**$0**	**$29,117**	**$29,117**
PROGRAM- Carrying & Financing			
Insurance			
Builders Insurance		$10,500	$10,500
Minor Category Sub-Total	$0	$10,500	$10,500
Title Insurance & Recording			
Title Insurance for 3 single-family homes		$3,000	$3,000
Minor Category Sub-Total	$0	$3,000	$3,000
Fees & Permits			
Fees and Permits for 3 single-family homes		$17,083	$17,083
Minor Category Sub-Total	$0	$17,083	$17,083

Budget Detail
Homeownership/Homeownership Projects: Middle Township 2014-15 Habitat Development Project
Habitat for Humanity Cape May County

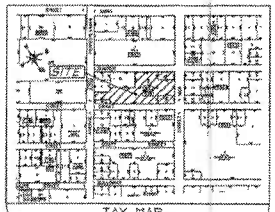
Major Category Sub-Total	**$0**	**$30,583**	**$30,583**
PROGRAM- Development			
Construction - Structures			
Site Preparation	$0	$26,835	
Construction Materials	$120,000	$66,330	
Mechanicals	$25,474	$32,030	
Fixtures	$0	$53,385	
Exterior/Landscaping	$0	$30,000	
Labor	$0	$56,220	
Minor Category Sub-Total	**$145,474**	**$264,800**	**$410,274**
Acquisition - Site			
Acquisition of 2 lots at assessed value		$15,500	$15,500
Minor Category Sub-Total	$0	$15,500	$15,500
Major Category Sub-Total	**$145,474**	**$280,300**	**$425,774**
TOTAL PROJECT BUDGET	**$145,474**	**$340,000**	**$485,474**

FUNDING SOURCES	
NEP/DCA GRANT	$145,474
MUSTARD SEED OF CAPE MAY COUNTY	$150,000
FEDERAL HOME LOAN BANK OF NEW YORK/AHP PROGRAM	$30,000
THRIVENT FINANCIAL FOR LUTHERANS/THRIVENTS BUILDS PROGRAM	$80,824
CREST SAVINGS BANK - GRANT	$10,000
MIDDLE TOWNSHIP COAH TRUST FUND	$30,873
CONSTRUCTION LOAN - CREST SAVINGS BANK	$38,303
TOTAL FUNDING	**$485,474**



SOILS MAP
Scale: 1 inch = 2000 Feet

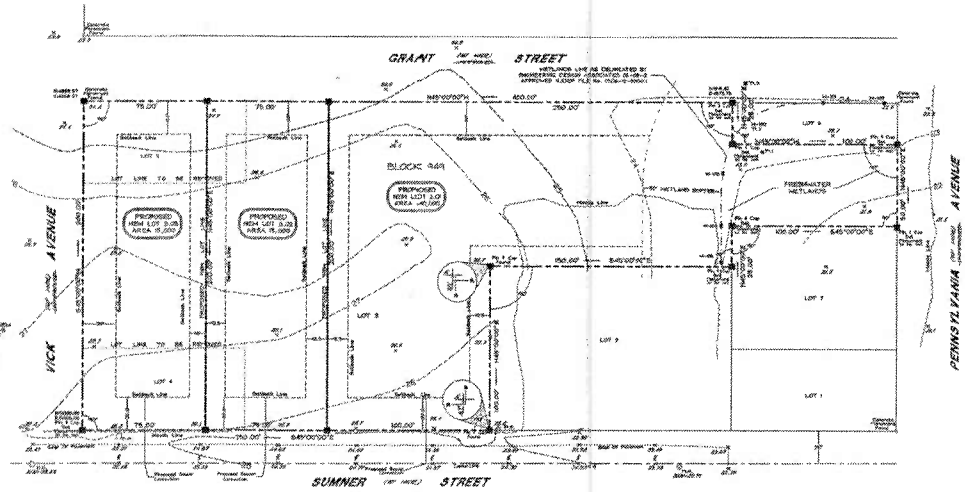
USGS QUAD MAP
Scale: 1 inch = 4000 Feet



TAX MAP
Scale: 1 inch = 400 Feet

ZONING MAP
Scale: 1 inch = 1000 Feet

GRAPHIC SCALE: 1 inch = 30 Feet.



MUNICIPAL PLANNING BOARD APPROVAL

PURSUANT TO THE MUNICIPAL LAND USE LAW (N.J.S.A. 40:55D) OF THE STATE OF NEW JERSEY, THIS PLAN WAS APPROVED BY THE MUNICIPAL PLANNING BOARD OF THE TOWNSHIP OF MIDDLE, CAPE MAY COUNTY, NEW JERSEY.

6-20-13
DATE

Donna R. May 6-20-13
SECRETARY

PRESIDENT

COUNTY PLANNING BOARD APPROVAL

TAX COLLECTOR'S CERTIFICATION

I CERTIFY THAT TAXES HAVE BEEN PAID ON THE LANDS SUBDIVIDED BY THIS PLAN.

TAX COLLECTOR DATE

OWNER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THE LANDS REPRESENTED BY THIS PLAN ARE OWNED BY TITLE OR RECORD AND WE HAVE CONSENT TO THE APPROVAL OF SAID PLAN & WORK.

5-13-13
DATE

CHARITY FOR HUMANITY
CYC 1988, INC. AS AGENT
4 MORRIS ROAD - DRIVE
Cape May Court House, NJ 08210

MUNICIPAL ENGINEER'S CERTIFICATE

[illegible]

6-13-13
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN HAVE BEEN FOUND OR SET.

5-13-13
DATE

STEPHEN C. MARTINELLI, LLC
NJ LIC. NO. 35361

LEGEND:

MINOR CONTOUR	——26——
MAJOR CONTOUR	——25——
EDGE OF PAVEMENT	
CENTER LINE	
P.R. -	PUNCH POLE
P.L. -	PIN HOLE
E.P.	ELEVATION POINTS
	CORNER TO SET PER MAP FILING LAW UPON APPROVAL

ZONING SCHEDULE: "R" (RESIDENTIAL) DISTRICT
(With Sanitary Sewer)

	REQUIRED	PROPOSED LOT 3.01	COMPLIANCE	PROPOSED LOT 3.02	COMPLIANCE	PROPOSED LOT 3.03	COMPLIANCE
-PRINCIPAL BUILDING-							
MIN. LOT AREA	15,000	15,000	YES	15,000	YES	40,000	YES
MIN. LOT WIDTH	75	75	YES	75	YES	100	YES
MIN. LOT DEPTH	100	100	YES	100	YES	150	YES
MIN. FRONT YARD	50	50	YES	50	YES	50	YES
MIN. SIDE YARD	10	10	YES	10	YES	10	YES
MIN. REAR YARD	50	50	YES	50	YES	50	YES
MAX. BUILDING HEIGHT	35	35	YES	35	YES	35	YES
-ACCESSORY-							
MIN. SIDE YARD	3 FT.	3 FT.	YES				

GENERAL NOTES:

1. THE SITE IS KNOWN AS BLOCK 949, LOTS 3, 4 & 5 AS SHOWN ON SHEET NO. 09 OF THE TAX MAP OF THE TOWNSHIP OF MIDDLE.
2. THE SITE CONTAINS A TOTAL OF 70,000± Sq. Ft. (1.61 Acres).
3. THE SITE IS LOCATED IN THE "R" (RESIDENTIAL) DISTRICT.
4. THE APPLICANT/OWNER IS: HABITAT FOR HUMANITY
   CYC 1988, INC. AS AGENT
   4 MORRIS ROAD - DRIVE
   Cape May Court House, NJ 08210
5. STEPHEN C. MARTINELLI LAND SURVEYING, LLC RESERVES THE RIGHT TO AMEND THIS SURVEY UPON RECEIPT OF A CURRENT, ACCURATE TITLE REPORT.
6. THE APPLICANT PROPOSES TO CREATE THREE (3) NEW LOTS, WHERE THREE (3) CURRENTLY EXIST.
7. COORDINATES ARE IN FEET AND REFER TO AN ARBITRARY COORDINATE SYSTEM.
8. THE SITE IS LOCATED IN FLOOD ZONE "C" AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP, TOWNSHIP OF MIDDLE MAP No. 340149.
9. A WAIVER FOR THE SOIL BORING REQUIREMENT IS REQUESTED DUE TO THE FACT THE SITE IS CURRENTLY SERVICED BY MUNICIPAL SEWER.
10. DEED BOOK, PAGE 254.
11. LOT NUMBERS HAVE BEEN VERIFIED BY TAX ASSESSOR.
12. ELEVATIONS ARE IN FEET AND ARE BASED ON N.G.V.D. 1929.
13. NEW LOTS WILL HAVE AN INDIVIDUAL WELL ON EACH SITE.
14. BUILDING SETBACK LINES REFLECT CURRENT ZONING REQUIREMENT NOT TITLE RESTRICTIONS.

REFERENCE:

BEING LOTS 4, 5 & 6 - 34 IN BLOCK 30 PLAN "SECTION 3 OF LANDS OF THE GED 31 HOTELAND & CYR CO." AS MAPPED/MADE NJ CAPE MAY COUNTY NEW JERSEY, DATED 1929 AND FILED IN THE CAPE MAY COUNTY CLERK'S OFFICE AS MICRO FICHE No. 81

FILED JUN 20 2013
FILE # 13N7
[illegible]
CAPE MAY COUNTY CLERK
MM 11-57

County Review Waived
CAPE MAY COUNTY PLANNING BOARD

Private subdivision improvements do not apply to this subdivision.
No further County Planning Board review or approval shall be required.

MAY 22 2013
Date

[illegible]
Planning Director

200' PROPERTY OWNERS LIST

LIST OF PROPERTY OWNERS WITHIN 200 FEET OF THE PROPERTY

PLANNING BOARD
TOWNSHIP OF MIDDLE
31 MIDDLE STREET
CAPE MAY COURT HOUSE, NJ 08210

DATED: March 18, 2013

PROPERTY OWNERS HABITAT FOR HUMANITY 200 COUNTY BOULEVARD CORPORATE LLP
GLASSBORO, NJ 07011

SUBJECT: PROPERTY LOCATED: [illegible]

I certify that the following is an accurate and complete list of property owners and addresses. Disclosure by [illegible] pursuant to Ordinance [illegible]. The Owner has provided the names and addresses. Otherwise [illegible] Service for additional [illegible].

[illegible]

PROPERTY ID	PROPERTY LOCATION	BLOCK	OWNER NAME & MAILING
[illegible]	[illegible]	[illegible]	[illegible]

FREEWATER WETLANDS

PENNSYLVANIA AVENUE

SUMNER STREET

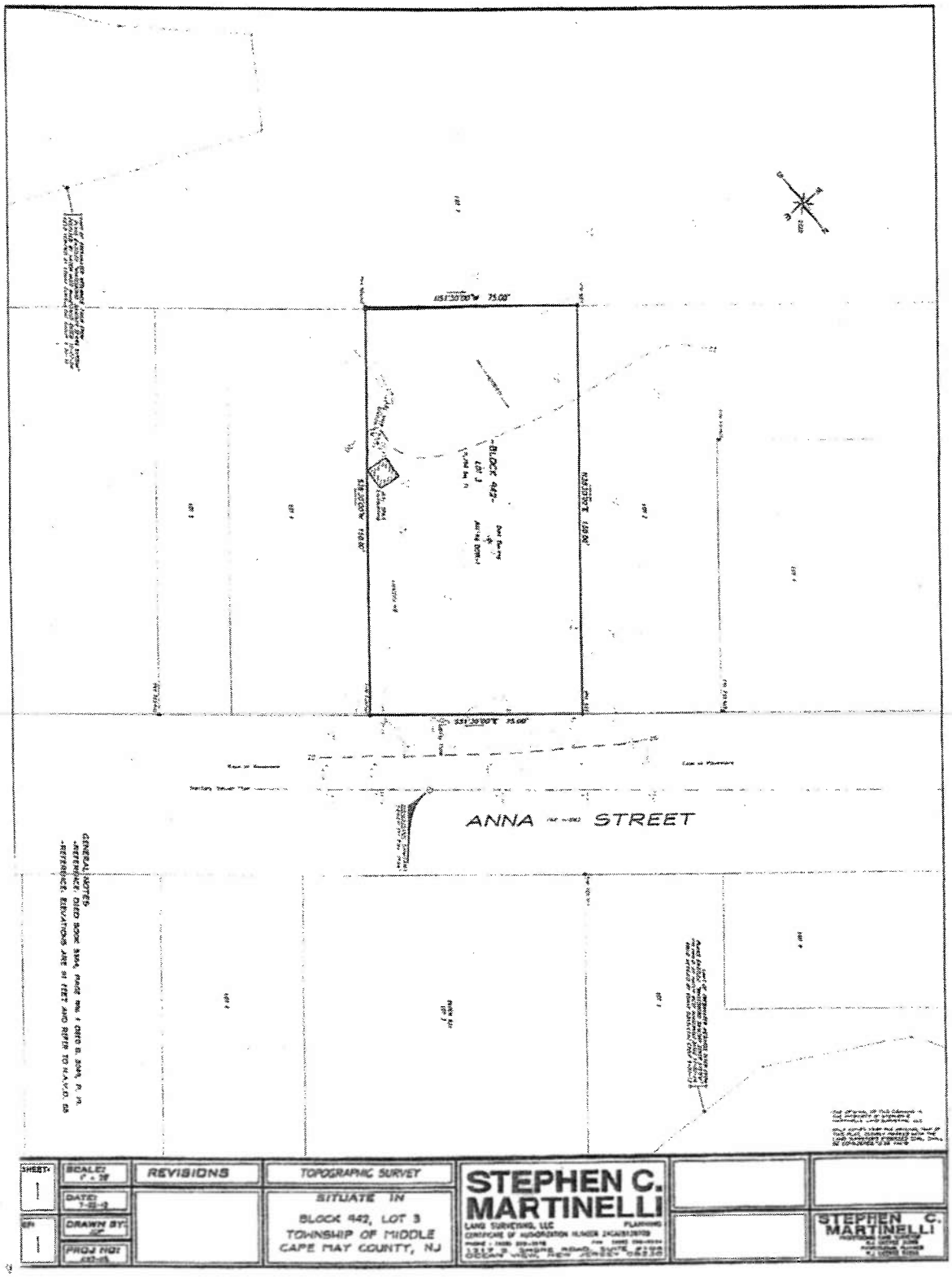
REVISIONS

PLAN OF MINOR SUBDIVISION

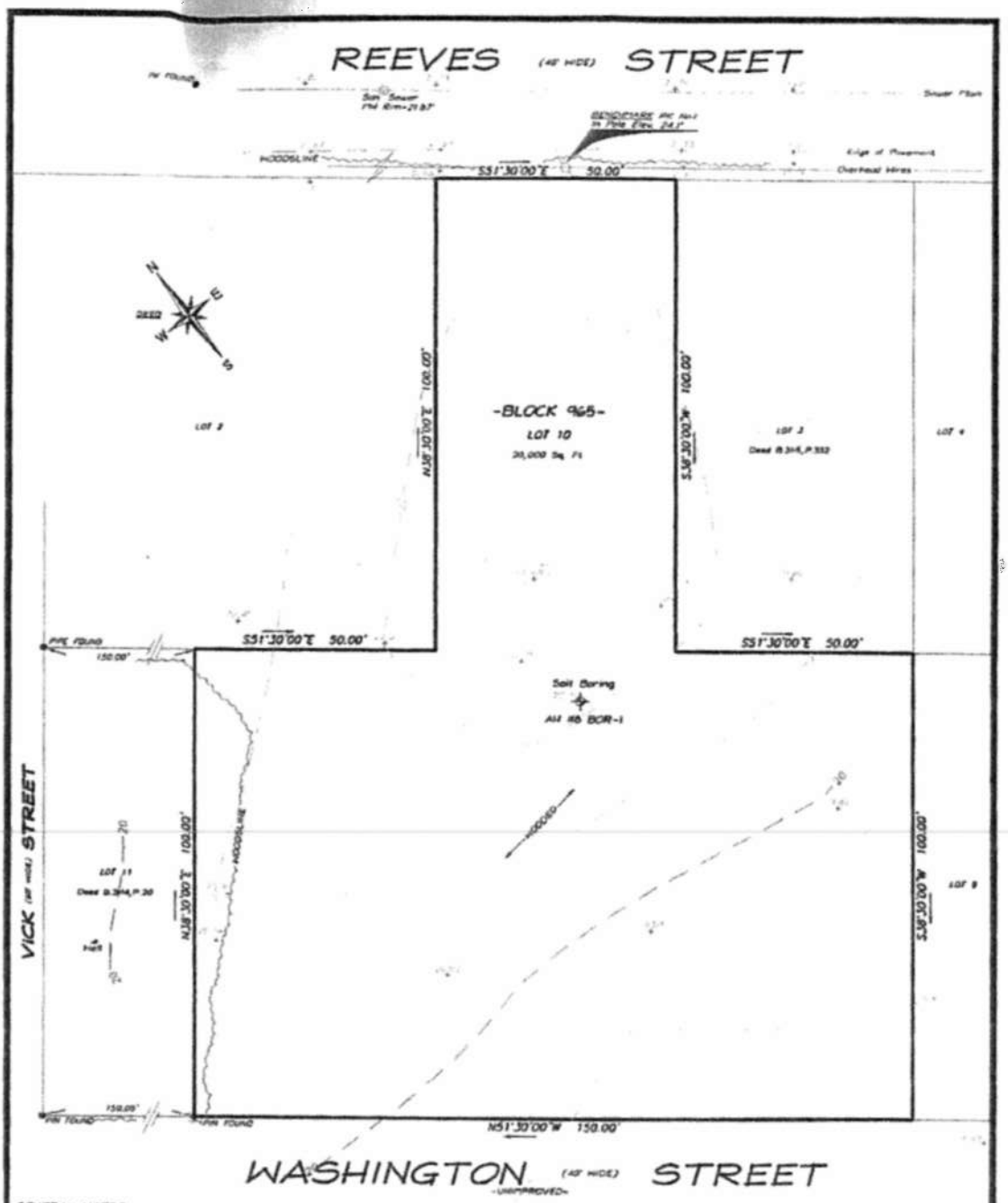
SITUATE IN
BLOCK 949
LOTS 3, 4, & 5
TOWNSHIP OF MIDDLE
CAPE MAY COUNTY, N.J.

STEPHEN C. MARTINELLI
LAND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER: 24GA28178700
PROFESSIONAL LAND SURVEYOR
1317 A SECOND STREET WEST
NORTH WILDWOOD, NEW JERSEY 08260
(609) 846-1232

SCALE: 1" = 30'
DATE: 04-10-2013
DRAWN BY: [illegible]
PROJ. NO.: [illegible]
SHEET: 1
OF: 1



SHEET: 1	SCALE: 1" = 20'	REVISIONS	TOPOGRAPHIC SURVEY	STEPHEN C. MARTINELLI		
	DATE: 7-22-2		SITUATE IN BLOCK 442, LOT 3 TOWNSHIP OF MIDDLE CAPE MAY COUNTY, NJ	LAND SURVEYING, LLC PLANNING		STEPHEN C. MARTINELLI
OF: 1	DRAWN BY: JCP					
	PROJ NO:					



GENERAL NOTES:

- REFERENCE: ELEVATIONS ARE IN FEET AND REFER TO N.A.V.D. 88.
- REFERENCE: SECTION 3 OF, LANDS OF THE GEO H. WHITE, LAND & IMP. Co. WHITESBORO, NJ, DATED MAR.
- SOIL BORINGS CONDUCTED TO DOCUMENT UPLAND SITE CONDITIONS JUNE 2012 BY LOMAX CONSULTING GROUP.
- STEPHEN C. MARTINELLI RESERVES THE RIGHT TO AMEND THIS PLAN UPON RECEIPT OF A CURRENT ACCURATE TITLE REPORT.

THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF STEPHEN C. MARTINELLI LAND SURVEYING, LLC

ONLY COPIES FROM THE ORIGINAL PLAN OF THIS PLAT, CLEARLY MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID

SCALE: 1" = 20'	TOPOGRAPHIC SURVEY	STEPHEN C. MARTINELLI LAND SURVEYING, LLC PLANNING CERTIFICATE OF AUTHORIZATION NUMBER 24GA28136700 PHONE: (609) 390-9618 FAX: (609) 390-9534 1217 S. SHORE ROAD SUITE # 108 PALERMO, NEW JERSEY 08230
DATE: 7-02-12	SITUATE IN BLOCK 965 LOT 10 TOWNSHIP OF MIDDLE CAPE MAY COUNTY, NJ	STEPHEN C. MARTINELLI PROFESSIONAL LAND SURVEYOR N.J. LICENSE 30088 PROFESSIONAL PLANNER N.J. LICENSE 04633
DRAWN BY: JDP		
PROJ NO: 4182-115		

Q.Q.
M-2307

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

OCT 19 2012

Jim Sorenson
Habitat for Humanity
4 Moore Road, DN 3020
Cape May Court House, NJ 08210

OCT 2 5 2012

RE: Letter of Interpretation: Line Verification
File No.: 0506-12-00010.1
Activity Number: FWW120001
Applicant: Habitat for Humanity c/o Jim Sorenson
Block(s) and Lot(s): [949, 3, 4 & 5]
Middle Township, Cape May County

Dear Mr. Sorenson:

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

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

Based upon the information submitted, and upon a site inspection conducted by Division staff on July 31, 2012, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "TOPOGRAPHIC SURVEY, SITUATE IN BLOCK 949, LOTS 3, 4 & 5, TOWNSHIP OF MIDDLE, CAPE MAY COUNTY, N.J.", consisting of one (1) sheet(s), dated 01-12-2012, last revised 06-15-2012, and prepared by Stephen C. Martinelli Land Surveying, LLC is accurate as shown.

Wetlands Resource Value Classification ("RVC")

Intermediate: All wetlands on the property. [50 foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

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

General Information

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

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

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

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact April Grabowski of our staff by e-mail at april.grabowski@dep.state.nj.us 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,

Bruce Stonebank

for Ryan J. Anderson, Supervisor
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)

COUNTY *of* CAPE MAY
RITA MARIE FULGINITI, COUNTY CLERK
DIANA L. HEVENER
DEPUTY COUNTY CLERK

Location:
7 North Main Street
Cape May Court House
New Jersey 08210

Telephone: (609) 465-1010 [ ] Fax: (609) 465-8625
E-mail: coclerk@co.cape-may.nj.us
Website: www.capemaycountygov.net

Mailing Address:
P.O. Box 5000
Cape May Court House
New Jersey 08210-5000

June 20, 2013

SECRETARY OF MIDDLE TOWNSHIP PLANNING BOARD
33 MECHANIC ST
CAPE MAY COURT HOUSE NJ 08210

Re: Subdivision Map
Municipality: Middle Township
Lot : 3, 4, & 5
Block : 949

Owners: Habitat for Humanity C/O Mr. Jim Sorrenson

Dear Sir:

In accordance with the Map Filing Laws of New Jersey, C40:55D-54 (1975, c.219), this is notification of a Sub-Division filing in our office.

Very truly yours

Rita Marie Fulginiti

Rita Marie Fulginiti
County Clerk

RMF/DK
cc: County Tax Board
cc: Tax Assessor of Middle Township
cc: County Planning Board

FILED JUN 20 2013
FILE # 11848
Rita Marie Fulginiti
CAPE MAY COUNTY CLERK

RESOLUTION 121202-13

PLANNING BOARD, TOWNSHIP OF MIDDLE
COUNTY OF CAPE MAY, STATE OF NEW JERSEY

WHEREAS, Habitat for Humanity Cape May County (the "Applicant") owns real property located at 315 Sumner Street, Cape May Court House, New Jersey and also known as Lots 3, 4 and 5 in Block 949 (the "Property") on the Middle Township Tax Map; and

WHEREAS, the Property is located in the (R) Residential District; and

WHEREAS, the Applicant sought a Minor Subdivision pertaining to three (3) lots two of which are non-conforming in order to realign the property lines to create three (3) conforming lots; and also requested a waiver for topography and soil borings; and

WHEREAS, the application submitted by the Applicant and supporting documents were properly filed and all the necessary fees and taxes were paid; and

WHEREAS, proper notices were given to the persons and bodies as required by law and the necessary publications were undertaken and proofs with respect thereto have been filed; and

WHEREAS, a public hearing was held on March 28, 2013, and testimony taken and exhibits reviewed; and

WHEREAS, the Middle Township Planning Board (the "Board") duly reviewed and considered the matter and voted to approve the application;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The following findings are made:

    a. All statements contained in the preamble to this Resolution are hereby incorporated by reference, as is the evidence submitted in connection with this Resolution. Also, all statements contained in this Resolution are incorporated herein by reference except to the extent modified herein.

    b. The Applicant has standing to bring this application and the Board has jurisdiction to hear the matter.

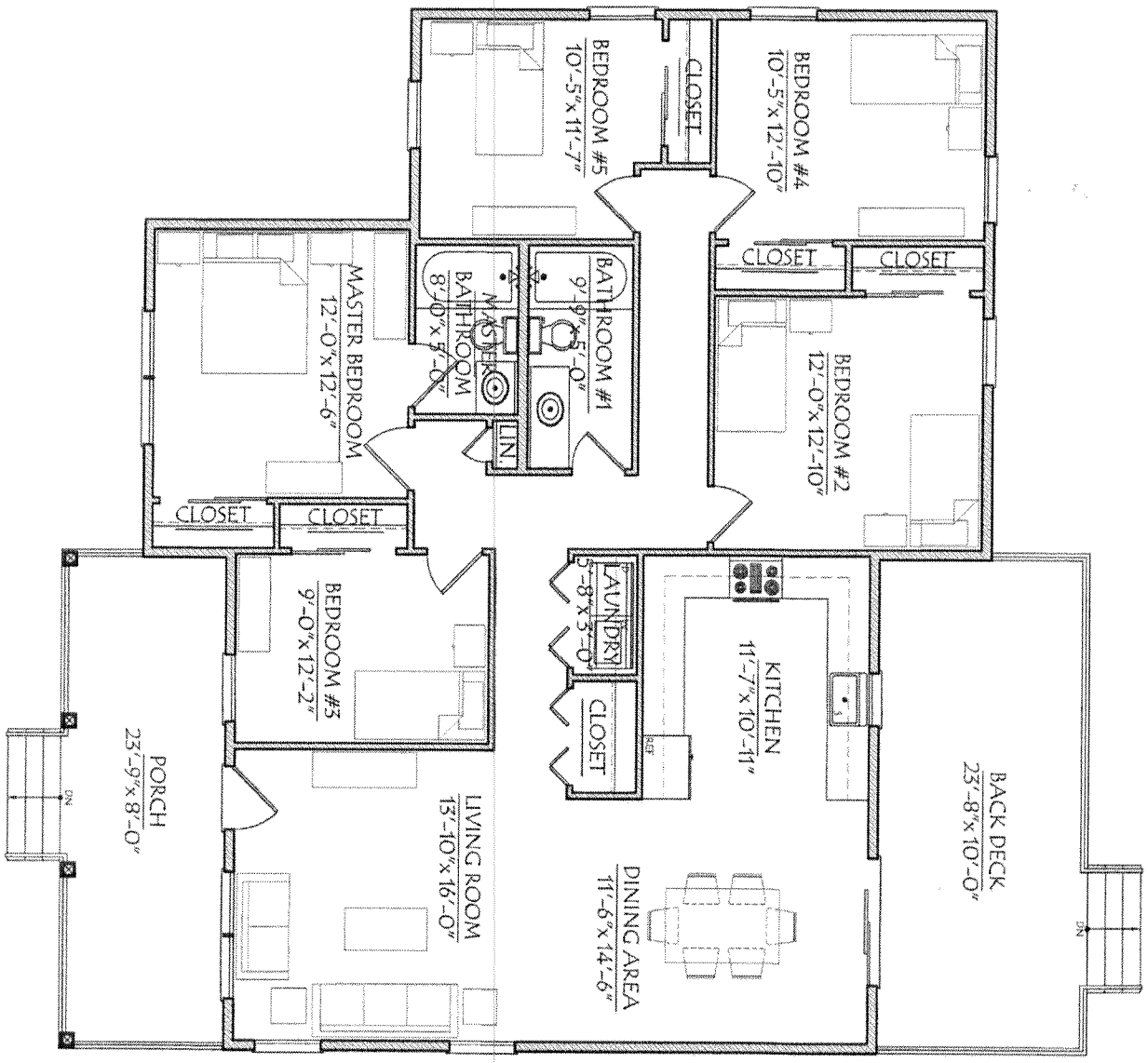
    c. The Applicant was represented by Anthony J. Harvatt, II, Esquire. Stephen C. Martinelli, PLS, PP was accepted as an expert and testified on behalf of the Applicant. Shawn Locklear, Director of Applicant, also testified on behalf of Applicant.

    d. The Applicant submitted a Plan of Minor Subdivision prepared by Stephen Martinelli Land Surveying, LLC dated January 23, 2013.

    e. The Applicant sought a minor subdivision pertaining to three lots, two of which are non-conforming, in order to realign the property lines to create three conforming lots. Applicant sought a waiver(s) for topography and soil borings. Applicant withdrew its request for the waiver as to topography as such was depicted on its Plan.

    f. The comments of Paul E. Dietrich, Sr. PE, Board Engineer (the Engineer") were reviewed and considered. The Engineer submitted a written report dated March 21, 2013. Mr. Dietrich recommended the waiver relating to soil borings.

FLOOR PLAN
AREA: 1661 SF
SCALE: 1/8" = 1'-0"



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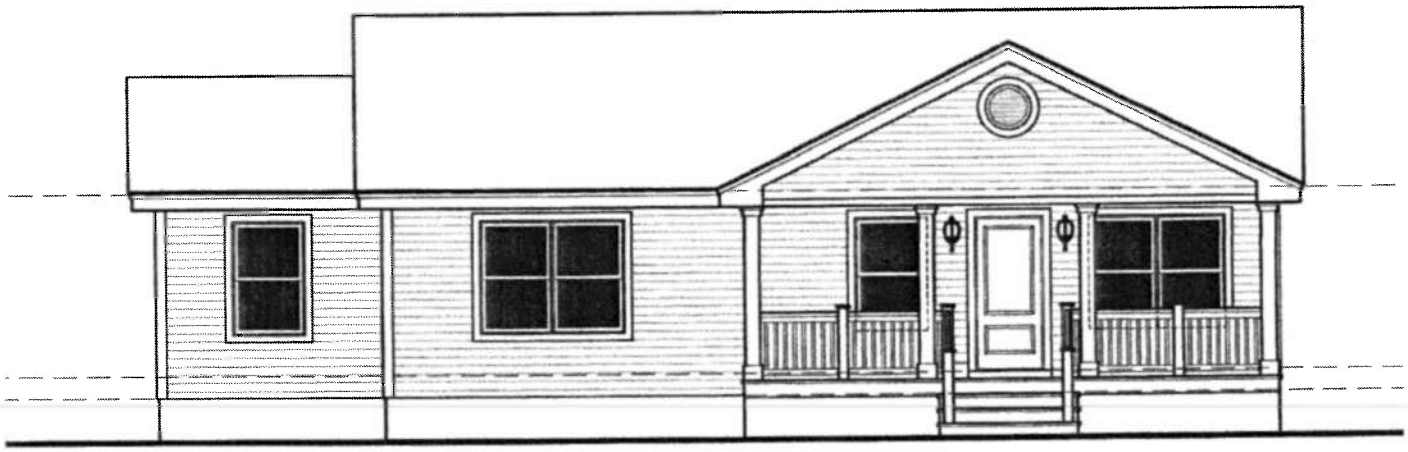
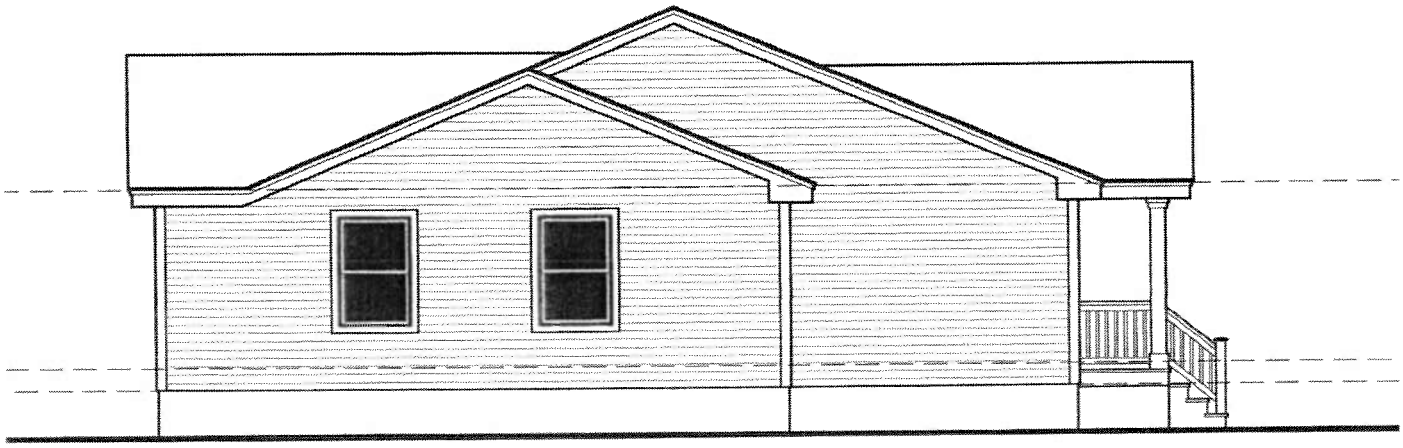
NEW SINGLE FAMILY RESIDENCE FOR HABITAT FOR HUMANITY OF CAPE MAY

Sumner Street, Lower Township, NJ
Block: _ Lot: _

Plan	
SCALE:	
DATE:	12/06/13
DRAWING NUMBER:	SK-1



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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NEW SINGLE FAMILY RESIDENCE
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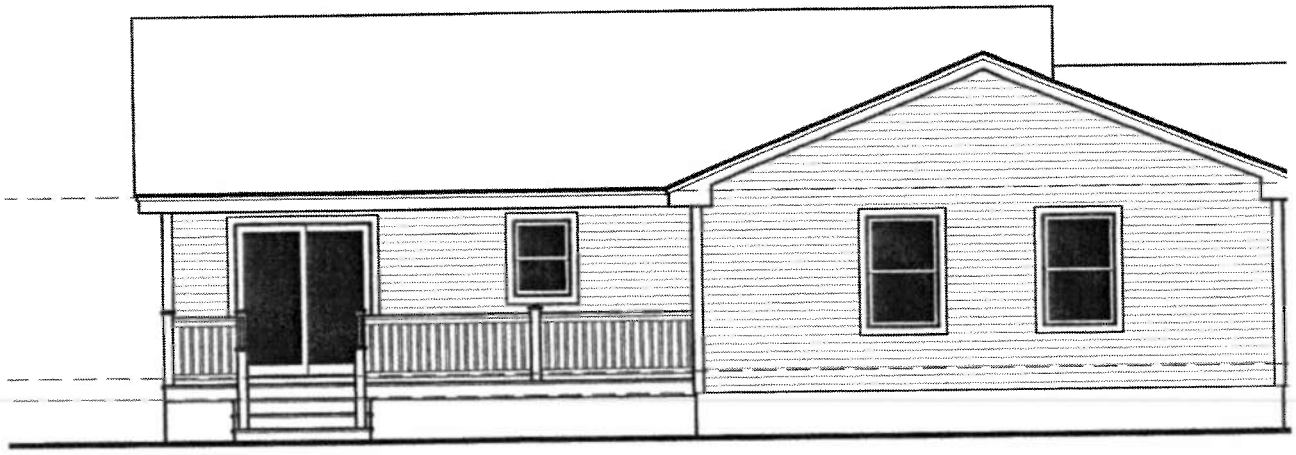
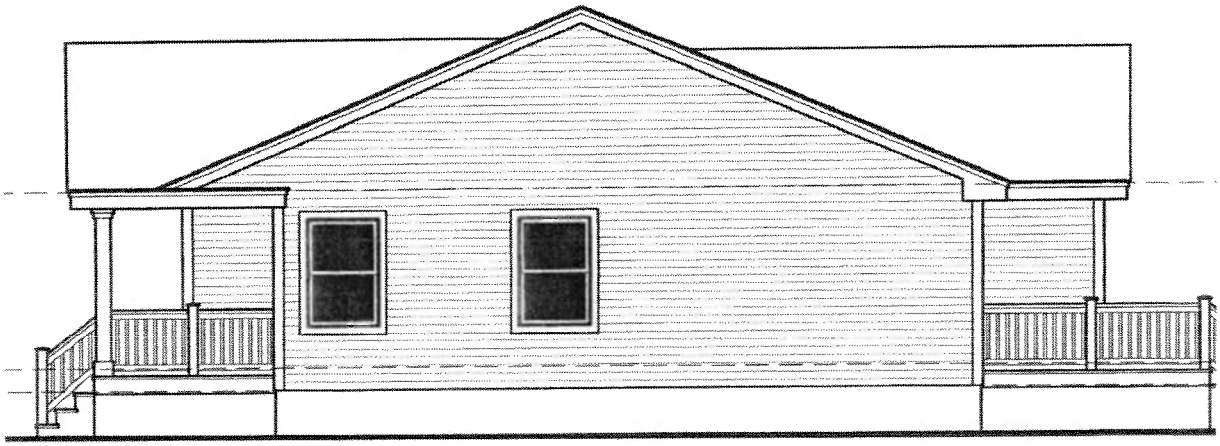
Sumner Street Lower Township NJ



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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