

LeBlanc, Lauren

From: Jessica Cobb <Jessica.Cobb@dep.nj.gov>
Sent: Monday, November 17, 2014 8:25 AM
To: LeBlanc, Lauren
Cc: DeVoe, Lauren; Harrison, Karyn; Lasher, Sara; Colleen Keller
Subject: RE: Coastal Zone Jurisdictional Determination Request
Attachments: 0102-14-0016.1 CDT140001.pdf

Jurisdictional Determination attached.

Jessica Cobb
Division of Land Use Regulation
501 East State St., 2nd Floor
P.O. Box 420, Mail Code 501-02A
Trenton, NJ 08625

Phone: 609-292-1237
Fax: 609-292-5399

From: LeBlanc, Lauren [<mailto:lauren.leblanc@urs.com>]
Sent: Wednesday, November 12, 2014 5:24 PM
To: Jessica Cobb
Cc: DeVoe, Lauren; Harrison, Karyn; Lasher, Sara; Colleen Keller
Subject: Coastal Zone Jurisdictional Determination Request

Good Afternoon Jessica,

I am conducting an environmental review on behalf of the New Jersey Department of Environmental Protection for a CDBG Disaster Grant application under the Hurricane Sandy Disaster Recovery Program. The project will include the rehabilitation of a two-story wood frame structure located at 35 S. Annapolis Avenue, Atlantic City, New Jersey 08401. The structure was damaged as a result of Superstorm Sandy. The scope of this project will include interior and exterior repairs with no change in land use. Rehabilitation of Superstorm Sandy damages and structure improvements include repairing the roof, repairing exterior siding, replacing entry doors, adding additional lighting for security, and installing an elevator. Additional renovation work on the property includes some clearing and grubbing, re-grading, landscaping, paving for parking and access roads, and runoff control. All activities would be limited to the disturbed area of the previously developed lot. Photos of the structure as well as a

map showing the site location and its position in the CAFRA are attached. I am requesting your review of the site for compliance with Coastal Zone Management. Please let me know if you need any additional information to complete your review.

| App ID | Applicant Name | Construction Type | Coastal Zone | County | Municipality | Block | Lot | Street Address |
|----------|--------------------------------|-------------------|--------------|----------|---------------|-------|-----|--|
| SBL39524 | Providence Seashore House, LLC | Rehabilitation | CAFRA | Atlantic | Atlantic City | 199 | 4 | 35 S. Annapolis Avenue, Atlantic City, |

Due to the urgency of this matter, please review and respond at your earliest convenience.

Lauren LeBlanc

URS Corporation
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GO

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Lauren LeBlanc
URS Corporation
7389 Florida Blvd.
Suite 300
Baton Rouge, LA 70806

NOV 14 2014

**Re: COASTAL JURISDICTIONAL DETERMINATION
Environmental Review - EDA and DCA/NEP Programs**
DLUR File Number: 0102-14-0016.1
DLUR Activity Number: CDT140001
Grant Application ID Number: SBL39524
Applicant: Providence Seashore House LLC
Block(s) and Lot(s): [199, 4]
Atlantic City, Atlantic County

Dear Ms. LeBlanc:

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), Small Business Loans (SBL) Programs, the Department of Community Affairs's Neighborhood Enhancement Program (NEP), and/or the Reconstruction, Rehabilitation, Elevation and Mitigation (RREM) Program. This jurisdictional determination is for proposed improvements which include roof and siding repair, entry door replacement, lighting and elevator installation, landscaping improvements, and parking lot and access road paving at the above referenced site. The proposed project is located within the CAFRA zone of Atlantic City, a non-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:

- 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.**
- A CAFRA permit is not required** as the proposed activities are not regulated pursuant to N.J.A.C. 7:7-2.1.

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.

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, Manager
Bureau of Coastal Regulation
Division of Land Use Regulation