



Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054-3715
973.739.9400
973.428.8509 fax
www.dewberry.com

March 12, 2015

Mr. Daniel Saunders
Deputy State Historic Preservation Officer
New Jersey Department of Environmental Protection
Historic Preservation Office
P.O. Box 420
Trenton, NJ 08625-0420

Re: SBL P-39367
Ohana Enterprises, LLC Improvements Project
3006 Route 37 West
Toms River, Ocean County, New Jersey

Dear Mr. Saunders:

On behalf of the New Jersey Department of Environmental Protection (NJDEP), Dewberry is seeking consultation with regard to the Ohana Enterprises, LLC Improvements Project, which is being funded through Community Development Block Grant (CDBG) Disaster Recovery (DR) funds administered through the New Jersey Economic Development Authority's (EDA) Small Business Loan (SBL) program. The proposed project involves the demolition and reconstruction of an existing gas station at 3006 Route 37 West, Toms River, Ocean County, New Jersey. This project was previously reviewed by the New Jersey Historic Preservation Office (NJHPO) on January 9, 2015 with a finding of No Historic Properties Affected (HPO Project No. A2015-125).

Subsequent to NJHPO's review, the project designs have been modified to include the following changes:

1. Incorporate a basement area to provide a faster turnaround time for oil change service by eliminating the need to lift a vehicle, and provide a storage area for inventory.
2. Lengthen the car wash tunnel from the depicted 80 feet to 100 feet and enlarge the equipment room by approximately 200 square feet.
3. Incorporate a second floor over the retail and service area for an office and storage area.
4. Maximize the use of renewable energy and incorporate high efficiency lighting and environmentally friendly systems.
 - a) Cover the entire canapé roof area with solar electric panels.
 - b) Utilize high efficiency LED lighting throughout.
 - c) Incorporate a water recovery and filtration system.
 - d) Incorporate geo thermal for heating and air conditioning needs (budget permitting).
5. Enlarge service bays by 300 square feet and retail area by 200 square feet.

Mr. Daniel Saunders
Ohana Enterprises, LLC Improvement Project
March 12, 2015
Page 2 of 2

We request your concurrence that the proposed modifications still represent a finding of No Historic Properties Affected. A concurrence line has been provided to facilitate your review. If you have any questions, please feel free to contact me at swieczorek@dewberry.com or by telephone at 973-576-0151.

Sincerely,




Scott Wieczorek, RPA
Cultural Resources Specialist

Attachments

I concur that the proposed undertaking will constitute a finding of No Historic Properties Affected.

I do not concur for the following reasons:



Daniel Saunders,
Acting Administrator and
Deputy Historic Preservation Officer

3/17/15

Date



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form - 1 : No Historic Properties Affected (Version 1.0)**



HPO USE ONLY
15-1299-1
A2015-125

Application ID #	SBL P-39367 (Pre-screening)		
Applicant Name:	Ohana Enterprises, LLC.		
Street Address:	3006 Route 37 West, Toms River, New Jersey 08753		
Municipality:	Toms River	County:	Ocean
PAMS PIN:	1508_1080.05_4, 1508_1080.05_7, 1508_1080.05_8, 1508_1080.05_9, 1508_1080.05_10		
Latitude:	39.950522	Longitude:	-74.124824

Undertaking:	<input type="checkbox"/> Rehabilitation:	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input checked="" type="checkbox"/> Reconstruction:	<input type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	See continuation sheet.
------------------------------	-------------------------

There are no historic properties affected within the project's area of potential effects, pursuant to 36 CFR 800.4(d)(1) for the following reason(s): [Check All That Apply]

Historic Architecture:	<input checked="" type="checkbox"/> Located in "Green Zone" (Areas determined by FEMA/HPO to have low potential for above-ground historic properties)
	<input checked="" type="checkbox"/> Not 48 Years of Age
	<input type="checkbox"/> Lacks Integrity of Materials/Design
	<input checked="" type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District
	<input type="checkbox"/> Not a Building (per FEMA Definition)
	<input type="checkbox"/> Other - Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP

Archaeology:	<input checked="" type="checkbox"/> Low Archaeological Potential:
	<input type="checkbox"/> Located on Barrier Island
	<input type="checkbox"/> Substantially Conforms to the Original Footprint
	<input checked="" type="checkbox"/> Located on Disturbed Soils
	<input type="checkbox"/> Not Located within 500 Feet of Waterways and/or Wetlands
	<input type="checkbox"/> Not Located on Well-drained Soils
	<input checked="" type="checkbox"/> Not Identified Within a Historic Property / Historic District

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc:
----------------------------	---

HISTORIC PRESERVATION OFFICE USE ONLY

<input checked="" type="checkbox"/> I concur with this finding,

<input type="checkbox"/> I do not concur with this finding for the following reason(s):

Daniel D. Saunders Deputy State Historic Preservation Officer	 Date 1/9/2015
--	----------------------

Architecture Reviewer	Scott Wieczorek	Archaeology Reviewer	Scott Wieczorek
Date Reviewed	January 2, 2014		

Required Documentation: Historic Properties Map Soils Map USGS Quad Property Photos



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 (Continuation)



Undertaking:

The proposed project consists of the reconstruction of a gas station and car wash impacted by Hurricane Sandy. Proposed activities include the demolition of all existing buildings, the expansion of the parking area, reconfiguration of gas pumps and underground petroleum pipes, and the construction of new structures including a new car wash within the property. Additional subsurface and above-ground utility modifications within the property will likely also be necessary to accommodate the new proposed design.

Property Description:

The property consists of five continuous parcels containing an existing Shell gas station. The buildings are all of recent commercial construction. No date of construction is available for the buildings on either the application or the county tax website, but aerial images available from www.historicaerials.com indicate the existing buildings were erected between 1986 and 1995. The undertaking is completely located within the FEMA/SHPO Green zone (HPO Project No. 13-0311-4) and is not located within or within view of any historic properties listed in, or eligible for listing in, the New Jersey and/or National Registers of Historic Places (NRHP). The surrounding neighborhood consists of mixed 20th century and early 21st century single-family residences to the north of Adams Avenue lacking uniformity and consistency of character or design, while to the south, east and west along Route 37 neighboring properties consist of commercial development.

The NJDEP ArcGIS program and the county tax card indicate the property comprises a total of 1.16 acres. Of the total 1.16 acres, approximately 0.79 acres are covered by existing buildings or permanent landscape features such as asphalt/cement paving.

Environmental Context:

The property is located in the Coastal Plain physiographic province proximal to a man-made channel located approximately 350 feet to the southeast which empties into Barnegat Bay, and marshy wetlands located approximately 730 feet to the northeast. Soils for the property are mapped as Atsion Sand (AtsA) 0-5 percent slopes, which are poorly drained soils typically found in association with flats and depressions. Aerial images generated by the United States Department of Agriculture in 1931 (available online through www.historicaerials.com), indicate this location consisted of undeveloped, partially forested land. Development of the property began in the 1960s and 1970s for its commercial use as a gas station.

Map Review:

A review of the NJDEP GeoWeb indicates the property is not depicted within the archaeological site grid. In addition, a review of historic maps and aerial images suggests this area consisted of undeveloped land prior to development in the 1960s and 1970s. The 1833 *Map of the State of New Jersey* by Thomas Gordon depicts no roads or routes in this region of Ocean County connecting from Toms River to Barnegat Bay, suggesting that development within this portion of the community was at best sparse. By 1872, the *Atlas of Ocean County, New Jersey* by F.W. Beers indicates that a road passed by the property in the approximate location of Route 37. However, development along this route remained sparse. Aerial images available on historicaerials.com from 1931 shows a continued lack of development within the subject property until about the 1960s and 1970s when the land was ultimately developed for a gas station. This station was replaced sometime between 1986 and 1995 with the extant buildings.



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 : No Historic Properties Affected (Version 1.0)**



HPO USE ONLY

Application ID #	SBL P-39367 (Pre-screening)		
Applicant Name:	Ohana Enterprises, LLC.		
Street Address:	3006 Route 37 West, Toms River, New Jersey 08753		
Municipality:	Toms River	County:	Ocean
PAMS PIN:	1508_1080.05_4, 1508_1080.05_7, 1508_1080.05_8, 1508_1080.05_9, 1508_1080.05_10		
Latitude:	39.950522	Longitude:	-74.124824

Undertaking:	<input type="checkbox"/> Rehabilitation:	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Both	<input type="checkbox"/> Elevation
	<input checked="" type="checkbox"/> Reconstruction:	<input type="checkbox"/> Within Existing Footprint, plus 2 feet		<input type="checkbox"/> Outside Existing Footprint	

Property Description:	See continuation sheet.
------------------------------	-------------------------

There are no historic properties affected within the project’s area of potential effects, pursuant to 36 CFR 800.4(d)(1) for the following reason(s): [Check All That Apply]

Historic Architecture:	<input checked="" type="checkbox"/> Located in “Green Zone” (Areas determined by FEMA/HPO to have low potential for above-ground historic properties) <input checked="" type="checkbox"/> Not 48 Years of Age <input type="checkbox"/> Lacks Integrity of Materials/Design <input checked="" type="checkbox"/> Not Within / In View of a National Register of Historic Places Listed / Eligible Historic District <input type="checkbox"/> Not a Building (per FEMA Definition) <input type="checkbox"/> Other – Lacks Distinctive Characteristics That Make It Individually Eligible for Listing on NRHP
-------------------------------	--

Archaeology:	<input checked="" type="checkbox"/> Low Archaeological Potential: <input type="checkbox"/> Located on Barrier Island <input type="checkbox"/> Substantially Conforms to the Original Footprint <input checked="" type="checkbox"/> Located on Disturbed Soils <input type="checkbox"/> Not Located within 500 Feet of Waterways and/or Wetlands <input type="checkbox"/> Not Located on Well-drained Soils <input checked="" type="checkbox"/> Not Identified Within a Historic Property / Historic District
---------------------	--

Public Consultation	Federally Recognized Tribes, Certified Local Governments, Historic Preservation Commissions, etc:
----------------------------	---

HISTORIC PRESERVATION OFFICE USE ONLY

<input type="checkbox"/> I concur with this finding,	
<input type="checkbox"/> I do not concur with this finding for the following reason(s):	
Daniel D. Saunders Deputy State Historic Preservation Officer	Date

Architecture Reviewer	Scott Wieczorek	Archaeology Reviewer	Scott Wieczorek
Date Reviewed	January 2, 2014		



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 (Continuation)**



Undertaking:

The proposed project consists of the reconstruction of a gas station and car wash impacted by Hurricane Sandy. Proposed activities include the demolition of all existing buildings, the expansion of the parking area, reconfiguration of gas pumps and underground petroleum pipes, and the construction of new structures including a new car wash within the property. Additional subsurface and above-ground utility modifications within the property will likely also be necessary to accommodate the new proposed design.

Property Description:

The property consists of five continuous parcels containing an existing Shell gas station. The buildings are all of recent commercial construction. No date of construction is available for the buildings on either the application or the county tax website, but aerial images available from www.historicaerials.com indicate the existing buildings were erected between 1986 and 1995. The undertaking is completely located within the FEMA/SHPO Green zone (HPO Project No. 13-0311-4) and is not located within or within view of any historic properties listed in, or eligible for listing in, the New Jersey and/or National Registers of Historic Places (NRHP). The surrounding neighborhood consists of mixed 20th century and early 21st century single-family residences to the north of Adams Avenue lacking uniformity and consistency of character or design, while to the south, east and west along Route 37 neighboring properties consist of commercial development.

The NJDEP ArcGIS program and the county tax card indicate the property comprises a total of 1.16 acres. Of the total 1.16 acres, approximately 0.79 acres are covered by existing buildings or permanent landscape features such as asphalt/cement paving.

Environmental Context:

The property is located in the Coastal Plain physiographic province proximal to a man-made channel located approximately 350 feet to the southeast which empties into Barnegat Bay, and marshy wetlands located approximately 730 feet to the northeast. Soils for the property are mapped as Atsion Sand (AtsA) 0-5 percent slopes, which are poorly drained soils typically found in association with flats and depressions. Aerial images generated by the United States Department of Agriculture in 1931 (available online through www.historicaerials.com), indicate this location consisted of undeveloped, partially forested land. Development of the property began in the 1960s and 1970s for its commercial use as a gas station.

Map Review:

A review of the NJDEP GeoWeb indicates the property is not depicted within the archaeological site grid. In addition, a review of historic maps and aerial images suggests this area consisted of undeveloped land prior to development in the 1960s and 1970s. The 1833 *Map of the State of New Jersey* by Thomas Gordon depicts no roads or routes in this region of Ocean County connecting from Toms River to Barnegat Bay, suggesting that development within this portion of the community was at best sparse. By 1872, the *Atlas of Ocean County, New Jersey* by F.W. Beers indicates that a road passed by the property in the approximate location of Route 37. However, development along this route remained sparse. Aerial images available on historicaerials.com from 1931 shows a continued lack of development within the subject property until about the 1960s and 1970s when the land was ultimately developed for a gas station. This station was replaced sometime between 1986 and 1995 with the extant buildings.



**New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 1 (Continuation)**



Conclusions:

The proposed undertaking is situated within the FEMA/SHPO Green Zone, and has been cleared for any historic architectural concerns as per the May 2013 Programmatic Agreement Tier II Allowance VII.A.2. Proposed ground disturbing activities associated with the proposed undertaking are not programmatically allowable, and therefore require review by the New Jersey Historic Preservation Office with regard to their potential to cause adverse effects to potential archaeological resources. Despite its close proximity to a man-made channel, the subject property is not located within the archaeological site grid and contains soils typically not associated with settlement by prehistoric cultures. In addition, historic maps and aerial images of the New Jersey coast depict the subject property as being undeveloped until the latter half of the twentieth century. Based on the available information, the probability for encountering intact historic-period and/or Native American archaeological resources is considered low.

Bibliography:

Beers, F.W.

1872 *Atlas of Ocean County, New Jersey*. Beers, Comstock, and Cline, New York.

Gordon, Thomas

1833 *Map of the State of New Jersey*. Thomas Gordon, Trenton, New Jersey.

National Environmental Title Research (NETR)

n.d *Aerial Images*. Available online at www.historicaerials.com.

United States Department of Agriculture

1931 *Aerial Images*. United States Department of Agriculture, Washington, D.C.

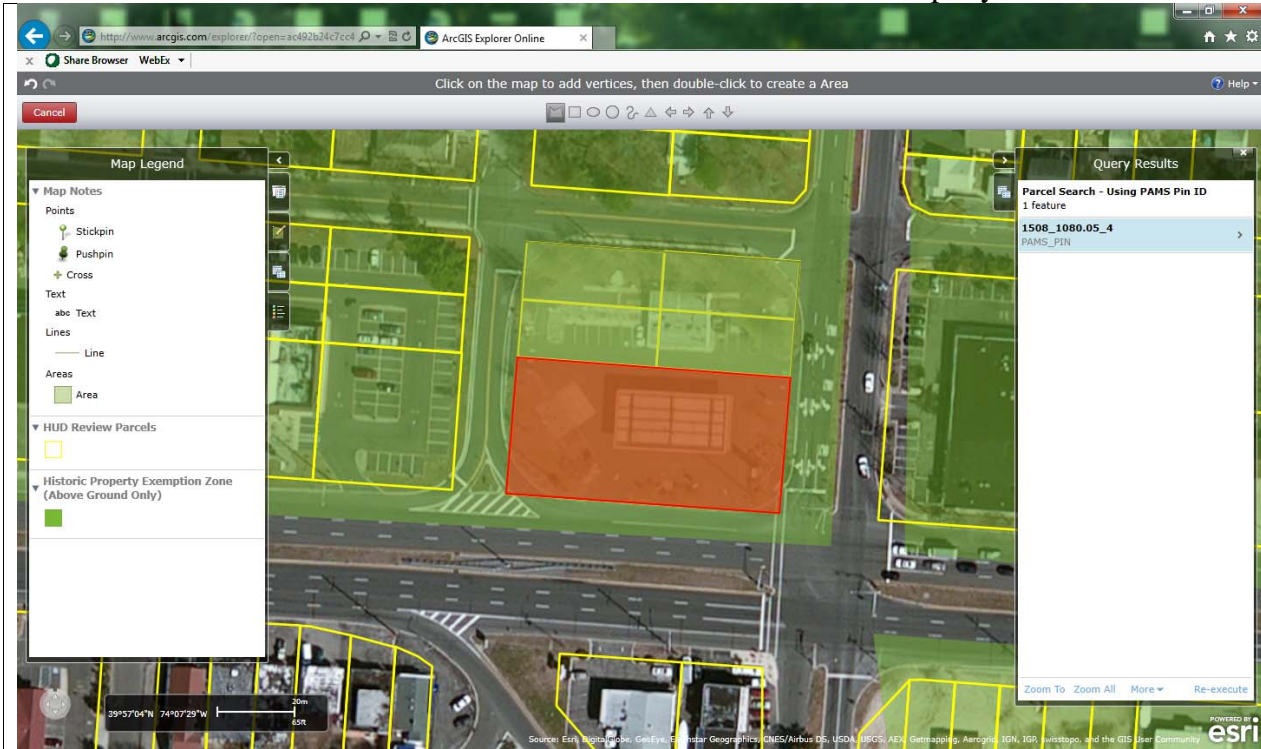


New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)



Applicant ID #	SBL39568
Property Address:	3006 Route 37 West, Toms River, New Jersey 08753

Location of Green Zone in Relation to the Property



Historic Properties Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 3 (Version 1.0)



Location of Known Historic Properties and
Archaeological Site Grid in Relation to the Property



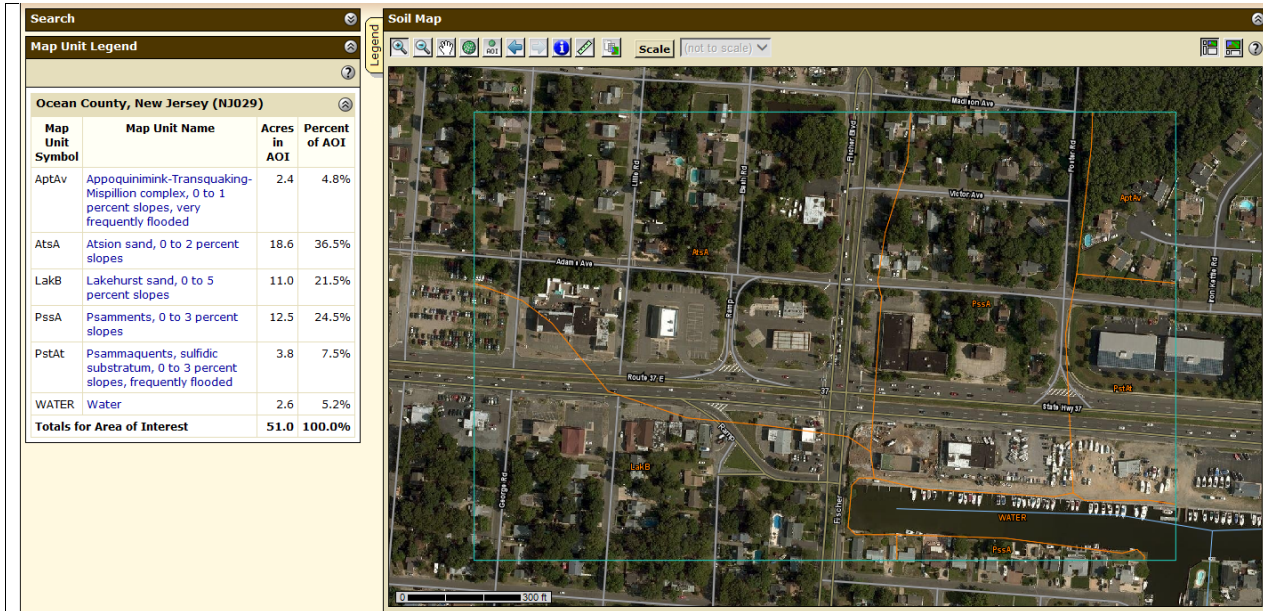
Historic Properties Map



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 4 (Version 1.0)



Applicant ID #	SBL39568
Property Address:	3006 Route 37 West, Toms River, New Jersey 08753



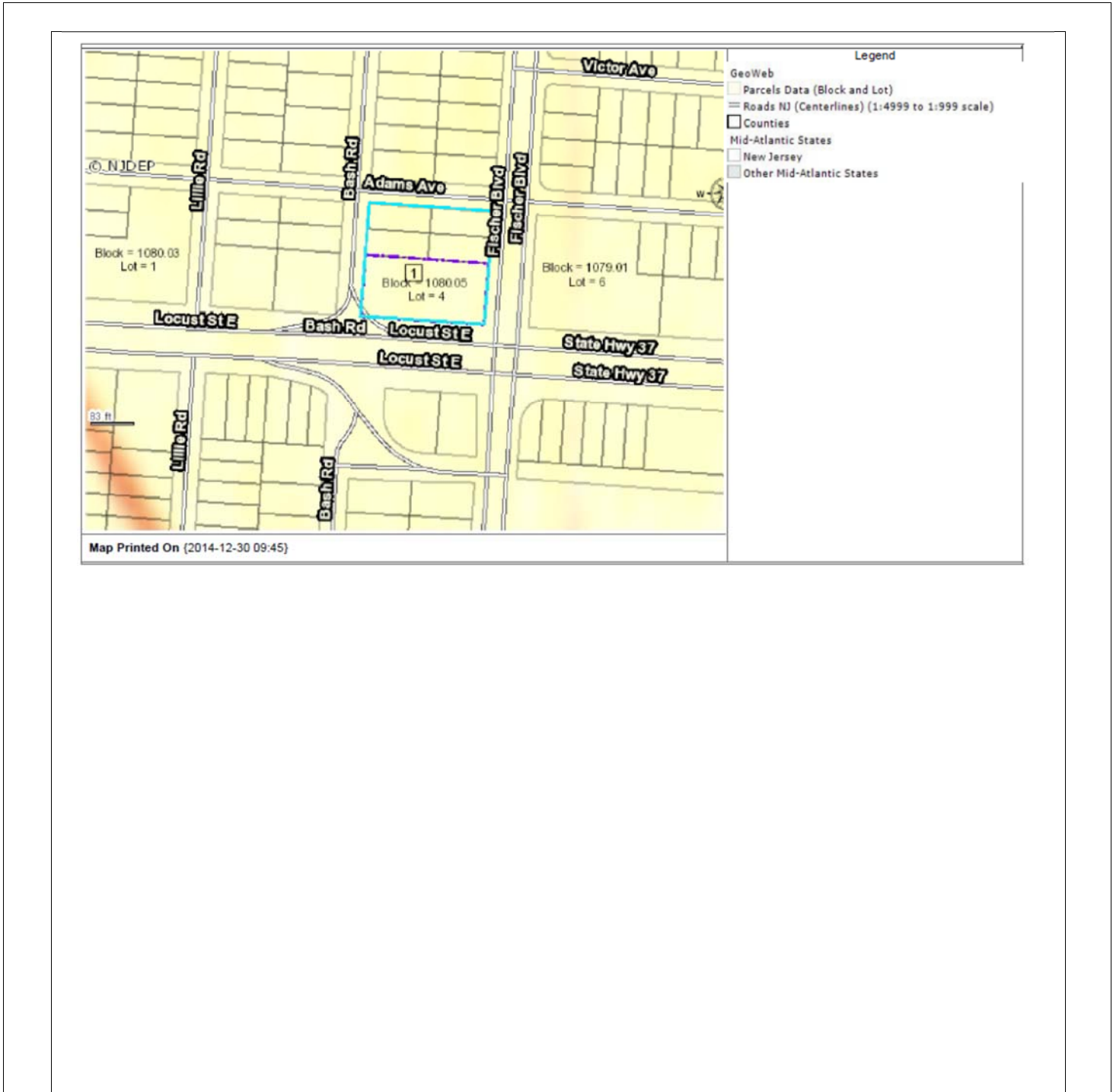
Soils Map



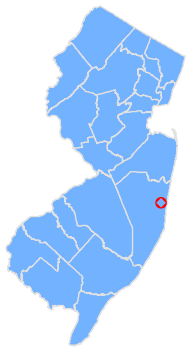
New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 5 (Version 1.0)



Applicant ID #	SBL39568
Property Address:	3006 Route 37 West, Toms River, New Jersey 08753



USGS Quadrangle :

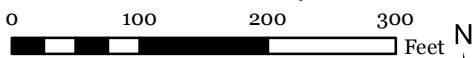


Property Location



Ohana Shell Photo Key

Toms River, New Jersey



 Subject Property

 Tax Parcels



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Applicant ID #	SBL P-39367
Property Address:	3006 Route 37 West, Toms River, New Jersey 08753

Date:	12/23/14
Direction:	North
Description:	1. View of property facing north from the street.



Date:	12/23/14
Direction:	West
Description:	2. View of underground storage tanks facing west.





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	12/23/14
Direction:	Southwest
Description:	
3. View of property facing southwest.	



Date:	12/23/14
Direction:	Southeast
Description:	
4. View of car wash entrance facing southeast.	





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	12/23/14
Direction:	Southeast
Description:	
5. View of car wash equipment facing southeast.	



Date:	12/23/14
Direction:	North
Description:	
6. View of residential building facing north. Building is opposite the rear of the property.	





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	12/23/14
Direction:	Southwest
Description:	7. View of car wash exit and fenced dumpster facing southwest.




Date:	12/23/14
Direction:	Southeast
Description:	8. View of intersection facing southeast.





New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



Date:	12/23/14	
Direction:	South	
Description:	9. View of opposite side of the street facing south.	

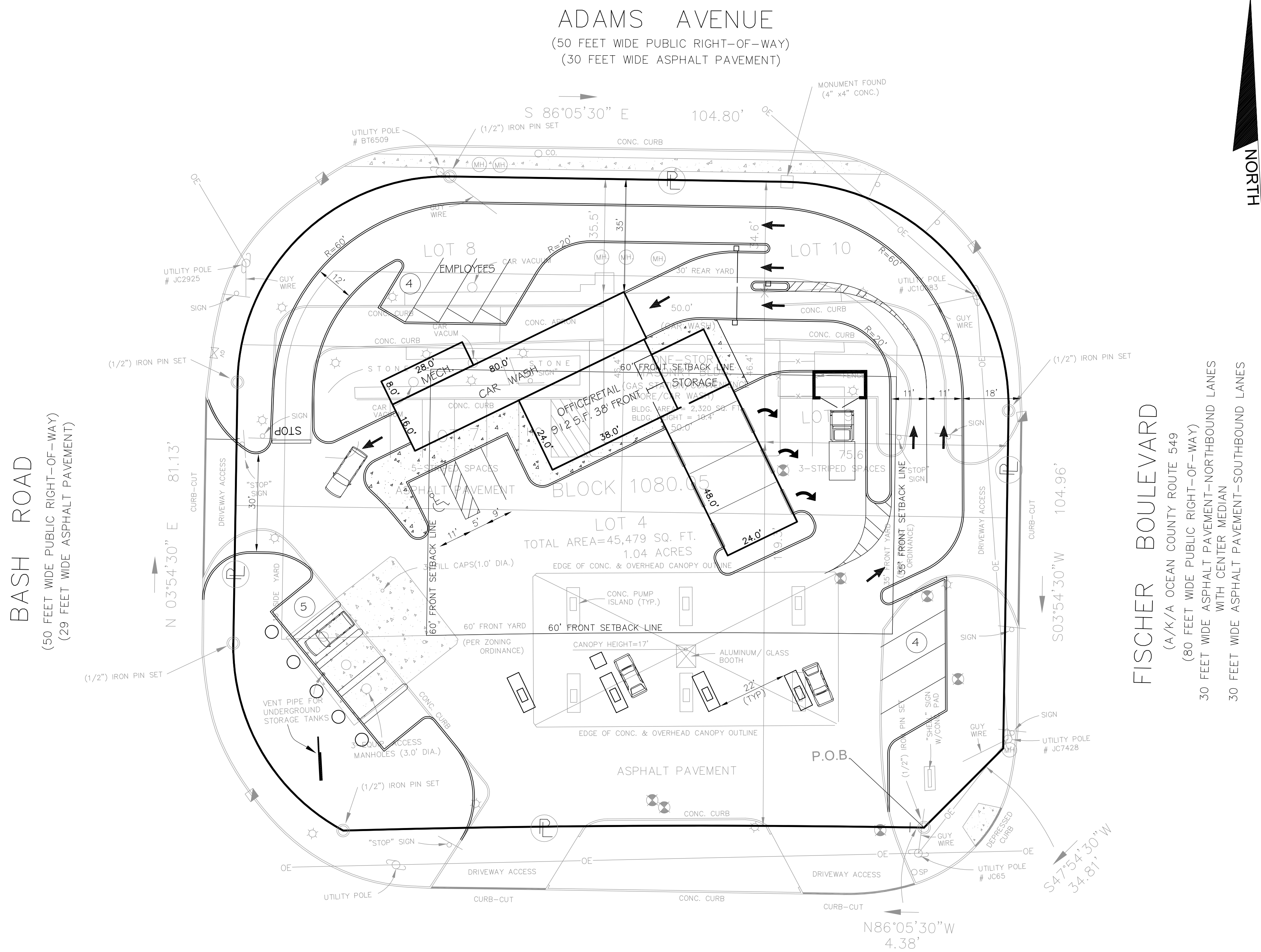
Date:	12/23/14	
Direction:	Northwest	
Description:	10. View of residential building facing northwest.	



New Jersey Department of Environmental Protection
Hurricane Sandy
Community Development Block Grant
Form – 6 (Version 1.0)



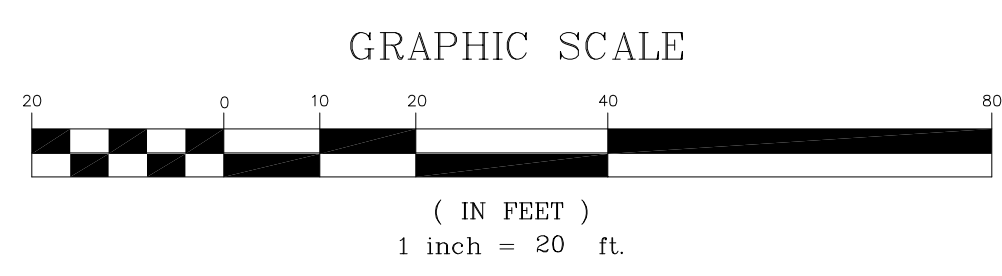
Date:	12/23/14	
Direction:	East	
Description:	11. View of commercial building opposite the property facing east.	



BASH ROAD
 (50 FEET WIDE PUBLIC RIGHT-OF-WAY)
 (29 FEET WIDE ASPHALT PAVEMENT)

FISCHER BOULEVARD
 (A/K/A OCEAN COUNTY ROUTE 549)
 (80 FEET WIDE PUBLIC RIGHT-OF-WAY)
 30 FEET WIDE ASPHALT PAVEMENT-NORTHBOUND LANES
 WITH CENTER MEDIAN
 30 FEET WIDE ASPHALT PAVEMENT-SOUTHBOUND LANES

NEW JERSEY STATE HIGHWAY ROUTE No. 37
 (A/K/A WASHINGTON STREET)
 (118 FEET WIDE PUBLIC RIGHT-OF-WAY)
 40 FEET WIDE ASPHALT PAVEMENT-EASTBOUND LANES
 WITH CENTER MEDIAN
 40 FEET WIDE ASPHALT PAVEMENT-WESTBOUND LANES



NO.	DESCRIPTION	DATE	D/C

CREST
 Engineering Associates Inc.
 Civil & Environmental Engineers
 Professional Planners • Surveyors • Landscape Architects
 CERTIFICATE OF AUTHORIZATION NO. 24GAZ7989-300

100 RIKE DRIVE
 MILLSTONE TOWNSHIP, N.J. 08535
 PH(609)448-5550

12 ROBBINS PKWY.
 AT WATER STREET
 TOMS RIVER, N.J. 08753
 PH(732)244-0888

RICHARD P. WIENER
 L.L.A. NJ Lic. No. 21AS00046400

DATE	4/30/14
SCALE	1" = 20'
DRAWN	M.J.F.
CHECKED	R.P.W.
SHEET	1 OF 1
POCKET	

BLOCK 1080.05
 LOT 4
 TOMS RIVER TOWNSHIP
 OCEAN COUNTY, NEW JERSEY

CONCEPT LAYOUT
 "B"

FILE: 8526
 DWS: NO.
 LAY: FILE
 WREF: "ES2E-COLA-2014 NORTH"