

## Service Information

**Service ID:** 1181185

**Service Type:** Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit

**Service Name:** Greenwich Park Residential Development

**Service Comments:** The project consists of developing the parcel with five (5) multi-family residential dwelling units and one (1) community building, with two hundred & thirty five (235) total vehicle parking spaces, driveways, landscaping, stormwater management facilities, and other related site improvements and structures.

**Created On:** 01/28/2021

## Project Description

Do you know what permit you are applying for? **Yes**

### Project Description:

Briefly describe the proposed activities to be conducted within areas regulated by the Division of Land Use Regulation (DLUR).

**Grading and development within the wetlands transition area, and stormwater outfall structure within the wetlands boundaries.**

Have any Land Use permits been issued for this site? **Yes**

Please list all File Numbers:

File #
1328-18-0002.1
1328-14-0005.1

Is the proposed project located in the Meadowlands District, the Highlands, or the Pinelands? **No**

## Site Information

**Location Address:** No Location address provided.

**Location Description:** The property is located at the western corner of the intersection of Texas Road and Greenwood Road in Marlboro, NJ 07751.

**County:** Monmouth

**Municipality:** Marlboro Twp

**Coordinates:** 560273.80,566259.89 - 01 - NJ State Plane (NAD83) - USFEET

**Block and Lot:**

Block	Lot	County	Municipality
119	16	Monmouth	Marlboro Twp

### Permit Scope - General

Is the applicant or co-applicant a public entity? **No**

### Stormwater

Does the entire proposed project meet the definition of a major development under the Stormwater Management rules at N.J.A.C. 7:8? **Yes**

Is this application solely for a freshwater wetlands general permit? **No**

#### Stormwater Exemption Questions

Is the proposed project solely for the construction of an underground utility line and will all disturbed areas be revegetated upon completion of the project? **No**

Is the proposed project solely for the construction of an aboveground utility line and are the existing conditions maintained to the maximum extent practicable? **No**

Is the proposed project solely for the construction of a public pedestrian access, such as a sidewalk or trail made of permeable material, with a maximum width of 14 feet? **No**

#### Groundwater Recharge

Is the proposed project within an Urban Redevelopment area as defined in the Stormwater Management rules? **No**

Does the project include any of the following areas/scenarios? **No**

Areas of high pollutant loading;  
 Areas of hazardous material > reportable quantities;  
 Areas where recharge is inconsistent with a remedial action  
 workplan or a Department approved landfill closure plan;  
 Areas with high risk of toxic material spills; or  
 Industrial stormwater exposed to source material

**Runoff Quantity**

Is the project located in a tidal flood hazard area?

**No**

**Water Quality**

Will the proposed project increase the impervious coverage by one quarter of an acre or more?

**Yes**

**Stormwater Fee Calculation Table**

Please complete the following table to calculate the appropriate fee. All acre values may be entered as a decimal number. The values entered will be adjusted up to the nearest whole number, placed within the "# of Acres for Fee Calculation" column, and will be used to calculate the fee. Please be advised, some fields in the table below may be grayed out based on the responses to the 'Groundwater Recharge', 'Runoff Quantity', and 'Water Quality' questions above.

Calculation Type	# of Acres Disturbed	# of Acres of Impervious Surface	# of Acres for Fee Calculation	Plus Additive (multiplying Acres by \$250)
Review of Groundwater Recharge Calculations	7	N/A	7	\$1,750
Review of Runoff Quantity Calculations	7	N/A	7	\$1,750
Review of Water Quality Calculations	N/A	4	4	\$1,000
			Additive Total	\$4,500
			Base Fee	\$3,000
			<b>Total for Stormwater Review Fee (Fee cap, \$20,000)</b>	<b>\$7,500</b>

**Permit Type Selection**

**No**

Are you applying for a Coastal Permit?

**Yes**

Are you applying for a Flood Hazard Permit and/or Verification?

**Yes**

Are you applying for a Freshwater Wetlands Permit?

### Permit Details - General

Is the applicant the sole owner of all properties, including easements and rights-of-way, where the project is proposed?

**Yes**

#### Gas Pipeline:

Does the proposed project include the construction of a gas pipeline?

**Yes**

Will any section of the gas pipeline be located within a municipally-owned right-of-way?

**Yes**

#### Watershed Management Area:

Enter the Watershed information for all watershed area(s) where the proposed project is located:

Watershed Management Area	Watershed	Sub-Watershed	Name	Class	Type
Monmouth Watersheds	Raritan / Sandy Hook Bay tributaries	Matawan Creek (above Ravine Drive)	Matawan Creek	FW2-NT/SE1 (C1) sw/fw interface	Stream

#### Riparian Zone

Is the proposed project located within 300 ft. of a regulated water body?

**No**

#### Site Plans Requiring Elevation Measurements

Do the site plans reference the National Geodetic Vertical Datum of 1929 (NGVD29)?

**No**

What is the conversion factor from NAVD88 to NGVD29 in feet?

**0.98**

#### Endangered and Threatened Species Evaluations

Has an NJDEP, Office of Natural Lands Management, Natural Heritage Database data request response for endangered or threatened species of flora or fauna, including a landscape map report, been obtained for the proposed project?

**No**

Provide the page #(s) of the report that documents the required evaluation of the proposed project with respect to endangered and threatened species:

Name of Report	Page #(s) in Report
N/A	-

**Mitigation**

Does the proposed project require mitigation?

**No**

**Conservation Restrictions**

Is any portion of the site subject to an existing conservation restriction?

**No**

**Permit Scope - Flood Hazard**

Select all Permit Types that apply:

Permit Type	Fee
Verification-Method 3 (FEMA Fluvial Method)	\$1,000

Is this application associated with the construction of one single-family home or duplex, which is not being constructed as part of a residential subdivision or multi-unit development, or the construction of an addition or accessory structure to a single-family home or duplex? **No**

Is there a Department delineation promulgated on or after January 24, 2013 for the regulated water associated with the proposed project? **No**

Additional Fee Description	Fee
FH Hardship Exception Additional Fee	\$0
Net-Fill Additional Fee	\$0
Individual Permit Base Fee	\$0

**Permit Details - Flood Hazard**

**All Verification Methods**

Is the entire site for the proposed project inundated by the Flood Hazard Area Design Flood Elevation?

**Yes**

**Flood Hazard Verification Methods 1, 2, 3, 4, 5, 6**

Provide all applicable Flood Hazard Area Design Flood Elevations, referenced at the upstream property limit:

Elevations	Feet	Vertical Datum
Department Delineation Elevation		
FEMA effective 100-year tidal elevation		
FEMA preliminary 100-year tidal elevation		
FEMA advisory 100-year tidal elevation		
One foot above FEMA effective 100-year fluvial elevation	67	NAVD88
One foot above FEMA preliminary 100-year fluvial elevation		
One foot above FEMA advisory 100-year fluvial elevation		
Calculated Flood Hazard Area		

### Permit Scope - Freshwater

Select all Permit Types that apply (Transition Area Waiver (TAW) types will be listed in a separate table):

Permit Type	Fee
GP11 Outfalls/Intake Structures	\$1,000

Are there any Transition Area Waiver (TAW) types included in this application? **Yes**

Transition Area Waiver (TAW) Type	Disturbance Area (Sq. Ft.)	Disturbance Area (Acres)	Disturbance Area for Fee Calculation (Acres)	TAW Fee
TAW - Averaging Plan	28034	0.644	1	\$1,100

### Permit Details - Freshwater

#### All FWW Applications

Has the NJDEP issued a line delineation LOI (pursuant to N.J.A.C. 7:7A-3.3) or a line verification LOI (pursuant to N.J.A.C. 7:7A-3.4) for the subject property that is currently valid? **Yes**

How many square feet of wetlands and/or State open waters currently exist on the property? **835655.04 Sq. Ft. - 19.184 Acres**

#### All FWW GPs and IPs

What date did the current owner purchase the project site? **07/19/1995**

**Provide a history of the ownership of the property beginning June 30, 1988 to the present and a listing of contiguous lots that were in common ownership with the site where the activities are proposed. The history of ownership is requested here to establish the extent of the site and determine the Freshwater**

**Wetlands Permitting history of the site.**

In the table below, please provide the owner's name, current property use, and start and end dates of ownership (if currently owned, enter today's date for the end date). Please use a separate row for each successive owner, or to indicate when contiguous lots changed ownership. If the site has not been subdivided since June 30, 1988 or if no contiguous lots were owned by the applicant, enter 0 in the columns titled "Contiguous Blocks Same Owner" and "Contiguous Lots Same Owner."

Name of Owner	Property Use	Contiguous Block Same Owner	Contiguous Lot Same Owner	Start Date	End Date
Ashbel Associates, L.L.C	Vacant/no uses	0	0	07/19/1995	02/15/2021

**All GP and IP Regulated Disturbances**

**GP11 Outfalls/Intake Structures**

For the specified permit, will the proposed activity involve any temporary regulated disturbances? **No**

For the specified permit, will the proposed activity involve any permanent regulated disturbances? **Yes**

Enter the total square footage of filled wetlands, transition areas, and State Open Waters for this permit. Only Filled wetlands/transition areas/State Open Waters equate to a permanent disturbance.

Permanent Disturbance Type	Sq. Ft.	Acres
Wetlands	647	0.015
Transition Area	2925	0.067
State Open Water	0	0

**Historic and Archaeologic Resources**

Based on information included in this application or on historic mapping, does the project area contain known historic or archeological resources? **No**

Is the project site larger than 20 acres, and does it include a permanent waterbody (e.g., a wetland, pond, lake, river, or perennial stream)? **Yes**

Does the project site include buildings, structures, or ruins older than 50 years that may be affected by the proposed project? **No**

Will the proposed project involve the construction, replacement, reconstruction, or rehabilitation of a bridge or **No**

culvert?

**All GP-Specific Information**

**Transition Area Waiver Types**

**Transition Area Waiver Averaging Plans**

Complete the following table. The Reduction Area must include the entire area of disturbance, including grading or excavation, temporary stockpiles, limit of disturbance, vegetation removal, structures and building(s), gravel and pavement.

	<b>Forest Sq. Ft.</b>	<b>Shrub Sq. Ft.</b>	<b>Herbaceous (Includes Farm, Field, and Lawn) Sq. Ft.</b>	<b>Previously Disturbed (Including Gravel, Pavement, and Structures) Sq. Ft.</b>	<b>Total Sq. Ft.</b>	<b>Total Acres</b>
Reduction Area (Including grading and clearing)	28034	0	0	0	28034	0.644
Compensation Area	29833	0	0	0	29833	0.685

**FWW Permit Summary**

The following table tallies the disturbances and linear footages entered in response to questions in this service as well as the total acreage disturbed for previously approved permits based on data that resides in the Department's NJ Environmental Management System (NJEMS). Be advised that the total below may not contain all previous approvals that are maintained in the Department's legacy databases or in our existing database due to administrative error or incomplete information. The total amount of acreage disturbed from previous approvals will be confirmed by NJDEP staff upon review.



Permit Type	Allowable Limit Permanent Disturbance (acres)	Mitigation Trigger Limit (acres)	Allowable Linear Limit (feet)	Total Linear Feet	Total Temporary Disturbance (acres)	Total Permanent Disturbance (acres)
GP11 Outfalls/Intake Structures	.25	.1			0	0.082
<b>Proposed Total for all Applicable GPs:</b> (Note: this totals the last column for all blue highlighted rows)						0.082
<b>GP Grand Total:</b> Subject to Allowable Disturbance Limits						0.082

## Contacts

**Name:** Jason Kahane  
**Title:**  
**Contact Type:** Applicant  
**Organization Name:** Ashbel Associated, LLC  
**Organization Type:** LLC  
**E-Mail:** jason@springhillprop.com  
**Phone:** (732) 738-7777 (Work Phone Number)  
**Contact Address:** 811 Amboy Avenue  
Edison Twp (Middlesex), New Jersey 08837

**Name:** Jason Kahane  
**Title:**  
**Contact Type:** Property Owner  
**Organization Name:** Ashbel Associated, LLC  
**Organization Type:** LLC  
**E-Mail:** jason@springhillprop.com  
**Phone:** (732) 738-7777 (Work Phone Number)  
**Contact Address:** 811 Amboy Avenue  
Edison Twp (Middlesex), New Jersey 08837

**Name:** Susan Branagan  
**Title:**  
**Contact Type:** Municipal Clerk  
**Organization Name:** Township of Marlboro  
**Organization Type:** Municipal  
**E-Mail:** clerk@marlboro-nj.gov  
**Phone:** (732) 536-0200 x1234 (Work Phone Number) - ext. 1235  
**Contact Address:** 1979 Township Drive  
 Marlboro Twp (Monmouth), New Jersey 07746

**Name:** Steven Cattani  
**Title:**  
**Contact Type:** Agent  
**Organization Name:** Dynamic Engineering Consultants, PC  
**Organization Type:** Corporation  
**E-Mail:** scattani@dynamicec.com  
**Phone:** (267) 685-0276 x3114 (Work Phone Number)  
**Contact Address:** 826 Newtown-Yardley Road  
 Suite 201  
 Newtown, Pennsylvania 18940

## Uploaded Attachments

Attachment Type	Attachment Description	File Name
Environmental Report with Site Location Maps Site Plans	Environmental Report with Site Location Maps Site Plans	Maps.pdf
Color Photos and Photo Location Map Public Notice Form	Color Photos and Photo Location Map Public Notice Form	Preliminary and Final Site Plans.pdf Site Photo Exhibit - February 2021.pdf Public Notice Form.pdf
Property Owners Certification Form Stormwater Report and Plans	Property Owners Certification Form Stormwater Report and Plans	Property Owner Certification.pdf SWM Report - January 2021 - sealed.pdf
LOI - Line Delineation	LOI - Line Delineation	LOI Statement.pdf
Environmental Report with Site Location Maps Site Plans	Environmental Report with Site Location Maps Site Plans	NJDEP Compliance Statement.pdf 01 WETLANDS PERMITTING PLAN.pdf
Other	Notice Letters	Notice Letters.pdf
Other	200 FT POL	2020-08-18 - 200 Property Owners List.pdf
Other	Certified Mail Receipts	Certified Mail Receipts.pdf
Other	Natural Heritage Database Statement	NHD Statement.docx.pdf

## Certification

**Certifier:** Samantha Myers  
**Certifier ID:** SMDECPC  
**Challenge/Response Question:** What is your favorite food?  
**Challenge/Response Answer:** \*\*\*\*\*  
**Certification PIN:** \*\*\*\*\*  
**Date/Time of Certification:** 02/22/2021 16:30

"I certify under penalty of law that I believe the information provided in this document is true, accurate, and complete. I am aware that there are significant civil and criminal penalties, including the possibility of fine or imprisonment or both, for submitting false, inaccurate or incomplete information."

Samantha Myers 02/22/2021  
**General** **Date**

## Fee Summary

Service ID: 1181185  
Service Type: Apply for a Land Use Authorization or Permit  
Created Date: 01/28/2021

### Stormwater

Stormwater - Permit/Fee Type	Fee
Stormwater Management	\$7,500

**Total Stormwater Fees: \$7,500**

### Flood Hazard

Flood Hazard - Permit/Fee Type	Fee
Verification-Method 3 (FEMA Fluvial Method)	\$1,000

**Total Flood Hazard Fees: \$1,000**

### Freshwater Wetlands

Freshwater Wetlands - Permit/Fee Type	Fee
GP11 Outfalls/Intake Structures	\$1,000
TAW - Averaging Plan	\$1,100

**Total Freshwater Wetlands Fees: \$2,100**



**Total Fees: \$10,600**

## Payment Information

**Status:** Paid

**Confirmation Number(s):** 40201-140537589,  
30304-119299450

**Total Payment Amount:** \$10,600.00

**Payment Date:** 02/23/2021

**Payment Method:** Pay via eCheck