



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Watershed And Land Management Program
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

SHAWN M. LATOURETTE
Commissioner

TAHESHA L. WAY
Lt. Governor

January 13, 2025

3250 Wilbur LLC
Mr. Tzvi Freund
418 Clifton Ave Suite 200
Lakewood, NJ 08701

Re: Flood Hazard Area Verification Approval
File No.: 1518-22-0004.1 LUP240001
Applicant: 3250 Wilbur LLC
Block(s) and Lot(s): [59, 649] [59, 650] [59, 651] [59, 652]
Municipality: Manchester Twp; County: Ocean

Dear Mr. Tzvi Freund:

This letter is in response to your request for a flood hazard area verification along a Ridgeway Branch Tributary at the above-referenced site. The Department has reviewed your application and hereby verifies the flood hazard area elevation and/or limits and riparian zone limits on this site, as depicted on the approved plans described below.

The flood hazard area and/or floodway was established using Method 5 (Approximation Method) as described at N.J.A.C. 7:13-3.5, which is based on the method contained in Appendix 1 of the Flood Hazard Area Control Act rules. Please note that Method 5 is intended to be conservative and may in some cases overestimate the actual limits of flooding onsite to ensure that public health, safety and welfare is adequately protected in absence of a Department delineation or FEMA flood insurance study.

The riparian zone extends 150 feet from the top of bank along both sides of each regulated water on this site. If a discernible bank is not present along a regulated water, the riparian zone is measured in accordance with the definition of the top of bank at N.J.A.C. 7:13-1.2. This riparian zone width onsite is due Threatened and Endangered species..

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, a general permit by certification at N.J.A.C. 7:13-8, a general permit at N.J.A.C. 7:13-9, or an individual permit at N.J.A.C. 7:13-10. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

In accordance with section N.J.A.C. 7:13-5.3 (e), a person who is issued a verification pursuant to this subchapter shall be entitled to rely on the determination of the Department, concerning the

presence, absence, or extent of flood hazard areas, riparian zones, or floodways for the term specified in this approval, unless the Department determines that the verification is based on inaccurate or incomplete information, in which case the Department may void the original verification and issue a new verification reflecting the actual conditions on the site. For example, the verification may be revised to reflect additional flood hazard areas or riparian zones identified after verification issuance; or if a threatened or endangered species habitat is disclosed or discovered after the verification was issued, the Department may correct the width of the riparian zone.

The drawing hereby approved was prepared by Forward Engineering, PLLC., dated July 1st, 2024, last revised January 9th, 2025, and entitled:

“FLOOD HAZARD AREA VERIFICATION, WILBUR AVENUE, BLOCK 59, LOT 649, 650, 651, 652, WILBUR AVENUE, MANCHESTER TOWNSHIP, OCEAN COUNTY, NEW JERSEY” Sheet 1 of 1.

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification;
5. The width and location of any riparian zone approved under the verification; and
6. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area. Certain activities in flood hazard areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a permit. Contact Watershed & Land Management at (609) 777-0454 for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Programs public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also this determination does not affect the applicant’s responsibility to obtain any local, State or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date and it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-22.4. Pursuant to N.J.A.C. 7:13-5.4(a), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities

authorized under the individual permit or general permit authorization. All pre-construction and post-construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

In accordance with N.J.A.C. 7:13-23.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Administrative Hearings and Dispute, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, PO Box 420, Trenton, NJ 08625-0420. This request shall include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/> and the Checklist is available through the Program's website at <http://www.nj.gov/dep/landuse/forms.html>.

Please contact Catherine Sand at catherine.sand@dep.nj.gov or should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,

Andre G. Thompson, P.E. CFM
Bureau of Flood Hazard and Stormwater Engineering
Division of Land Resource Protection
Watershed & Land Management

- c. Applicant
- Agent
- Municipal Clerk:
- Municipal Construction Official
- Municipal Engineer