



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

US Home Corporation dba Lennar
c/o Robert Calabro
2465 Kuser Rd
Hamilton, NJ 08690

NOV 23 2016

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 0311-08-0001.1
Activity Number: FWW160001
Applicant: US Home Corporation dba Lennar c/o Robert Calabro
Block(s) and Lot(s): [700, 9] [800, 9.03]
Eastampton Township, Burlington County

Dear Mr. Calabro:

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 October 28, 2016, the Division has determined that the wetlands and waters boundary lines as shown on the plans entitled: "WETLAND MAP, LENNAR CORPORATION, BLOCK 700 - LOT 9, BLOCK 800 - LOT 9.03, TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY", consisting of three (3) sheets, dated 6/17/15, last revised 11/08/16, and prepared by Omland Engineering Associates, Inc., is accurate as shown.

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Ordinary: Wetland flag points A36-A38, B11-B19, B31-B62, B134-B139, B141-B160, B182-B191, B197-B206, G1-G10, H1-H10, I1-I4, and I2A-I2J. [No wetland buffer]

Intermediate: All other freshwater wetland flag points on or immediately adjacent to the above referenced site. [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 & 5) 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.

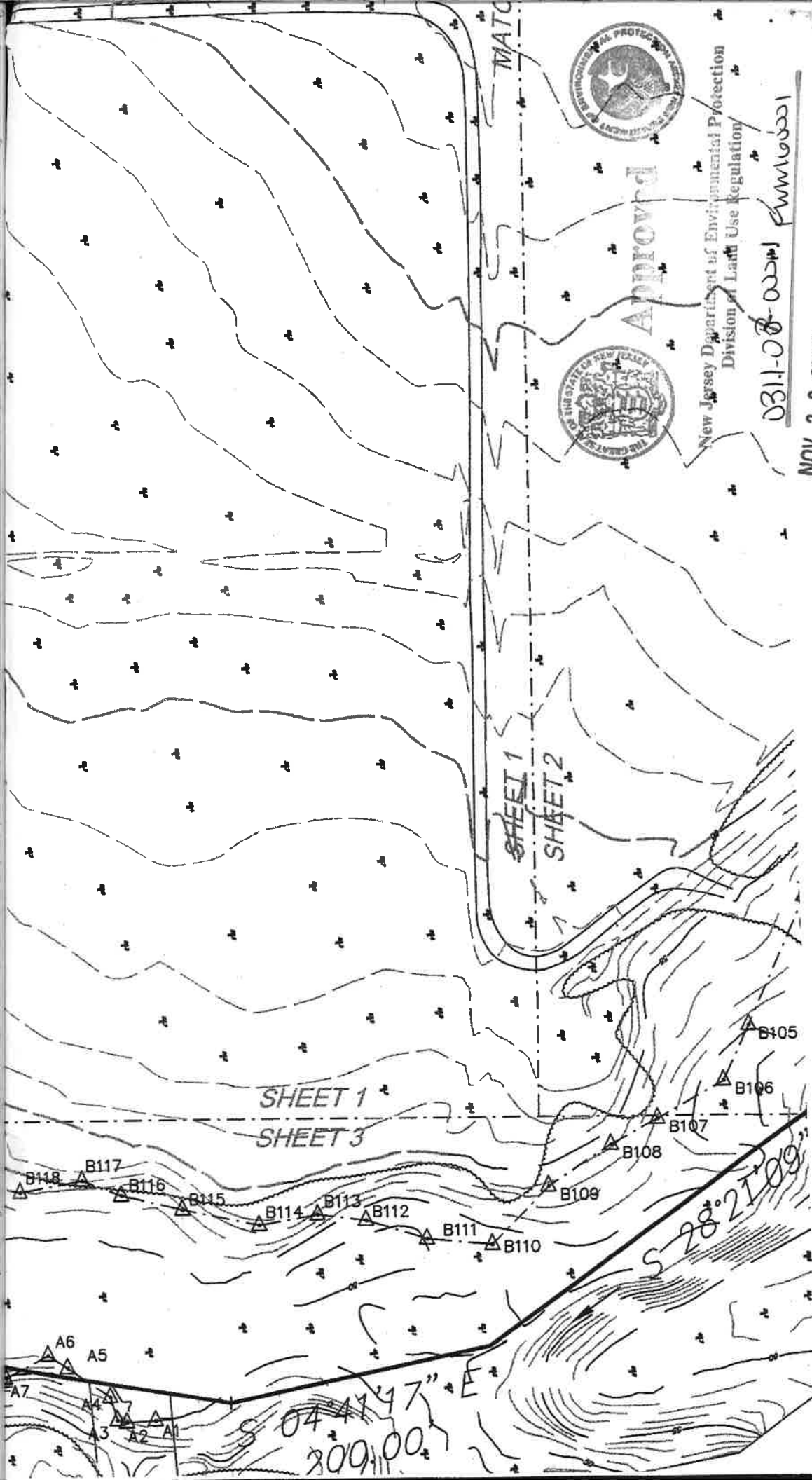
Please contact Lisa Dunne of our staff by e-mail at lisa.dunne@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Ryan J. Anderson, Supervisor
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)



APPROVED

New Jersey Department of Environmental Protection
Division of Land Use Regulation

0311-08-0001 PWW/0001

NOV 23 2016

54 Horsehill Rd.
Cedar Knolls, New Jersey
Phone: 908-439-1100
FAX: 908-439-1101
E-mail: oem@omland.com
NJ Certificate of Registration No. 24C00000010001

OMLAND
ENGINEERING ASSOCIATES, INC.
a Bowmen Consulting Company

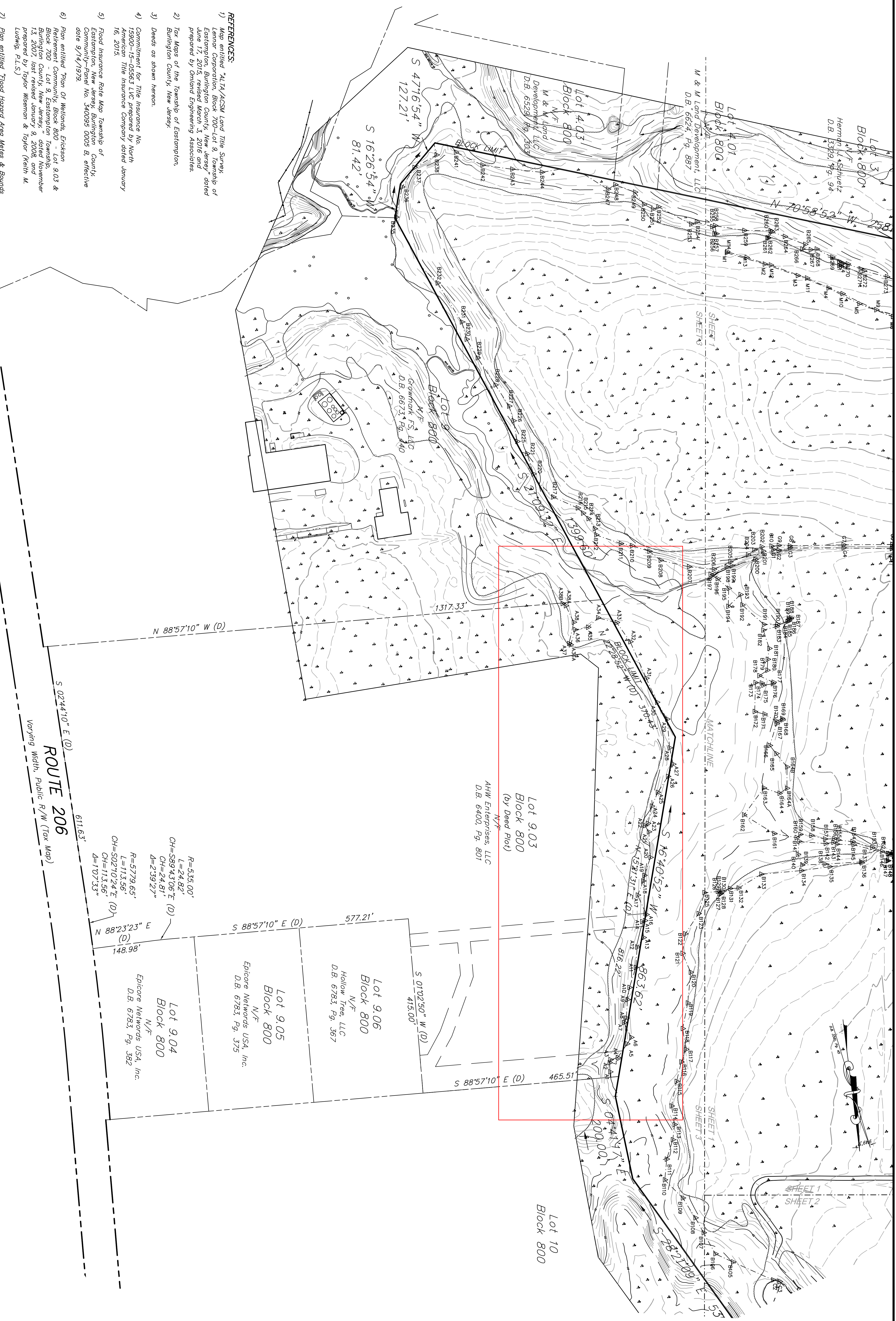
[Signature]

STANLEY T. OMLAND, N.J. Professional Engineer, Lic. 24G00000010001
DAVID B. DIXON, N.J. Professional Land Surveyor Lic. 24C00000010001

WETLAND MAP
LENNAR CORPORATION
BLOCK 700 - LOT 9
BLOCK 800 - LOT 9.03
TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

SHEET No.
1
OF
3

- REFERENCES:**
- 1) Map entitled "ALTA/ALSM Land Title Survey, Lennar Corporation, Block 700-Lot 9, Township of Eastampton, Burlington County, New Jersey," dated June 17, 2013, revised March 3, 2016 and prepared by Omland Engineering Associates.
 - 2) Top Maps of the Township of Eastampton, Burlington County, New Jersey.
 - 3) Deeds as shown hereon.
 - 4) Commitment for Title Insurance No. 15900-15-05563 LVC prepared by North American Title Insurance Company dated January 16, 2015.
 - 5) Flood Insurance Rate Map Township of Eastampton, New Jersey, Burlington County, Community-Panel No. 340095 0005 B, effective date 9/14/1979.
 - 6) Plan entitled "Plan Of Wetlands, Erickson Retirement Community, Block 800 - Lot 9.03 & Block 700 - Lot 9, Eastampton Township, Burlington County, New Jersey, dated November 13, 2007, last revised January 9, 2008, and prepared by Taylor Wiseman & Taylor (Kevin M. Ludwig, P.L.S.).
 - 7) Plan entitled "Flood Hazard Area Maps & Boundaries, Block 700, Lot 9 & Block 800 of 9.03 Smithville - Jacksonville Road & N.J.S.H. Route 206, Township of Eastampton, Burlington County, New Jersey," dated January 11, 2008, last revised March 27, 2008 and prepared by Taylor Wiseman & Taylor.



WETLAND MAP
LENNAR CORPORATION
 BLOCK 700 - LOT 9
 BLOCK 800 - LOT 9.03
 TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

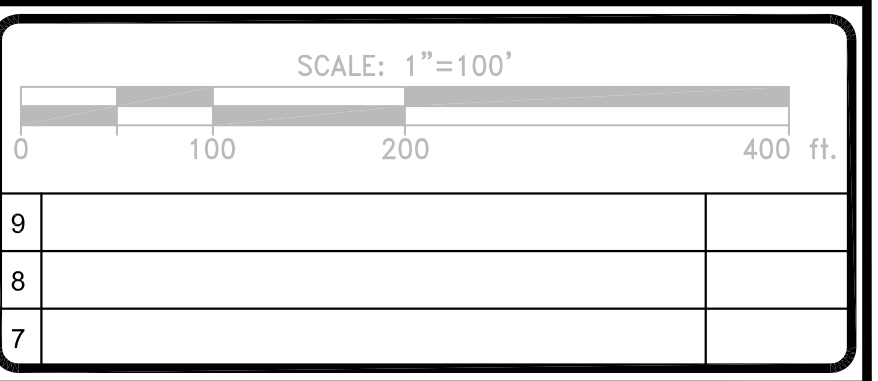
OMLAND
 ENGINEERING ASSOCIATES, INC.
 A Bowman Consulting Company
 54 Horsehill Road, Suite 100
 Cedar Knolls, New Jersey 07927
 Phone: 973-359-8400
 FAX: 973-359-8456
 E-mail: oea@omland.com
 NJ Certificate of Authorization
 No. 24GA28043700

STANLEY T. OMLAND, N.J. Professional Engineer, Lic. 24GE03069600
 DAVID B. DIXON, N.J. Professional Land Surveyor Lic. 24GS02728200

DATE: 6/17/15 CHKD.
 PROJ.: 80221-F0-001
 SCALE: 1"= 100'

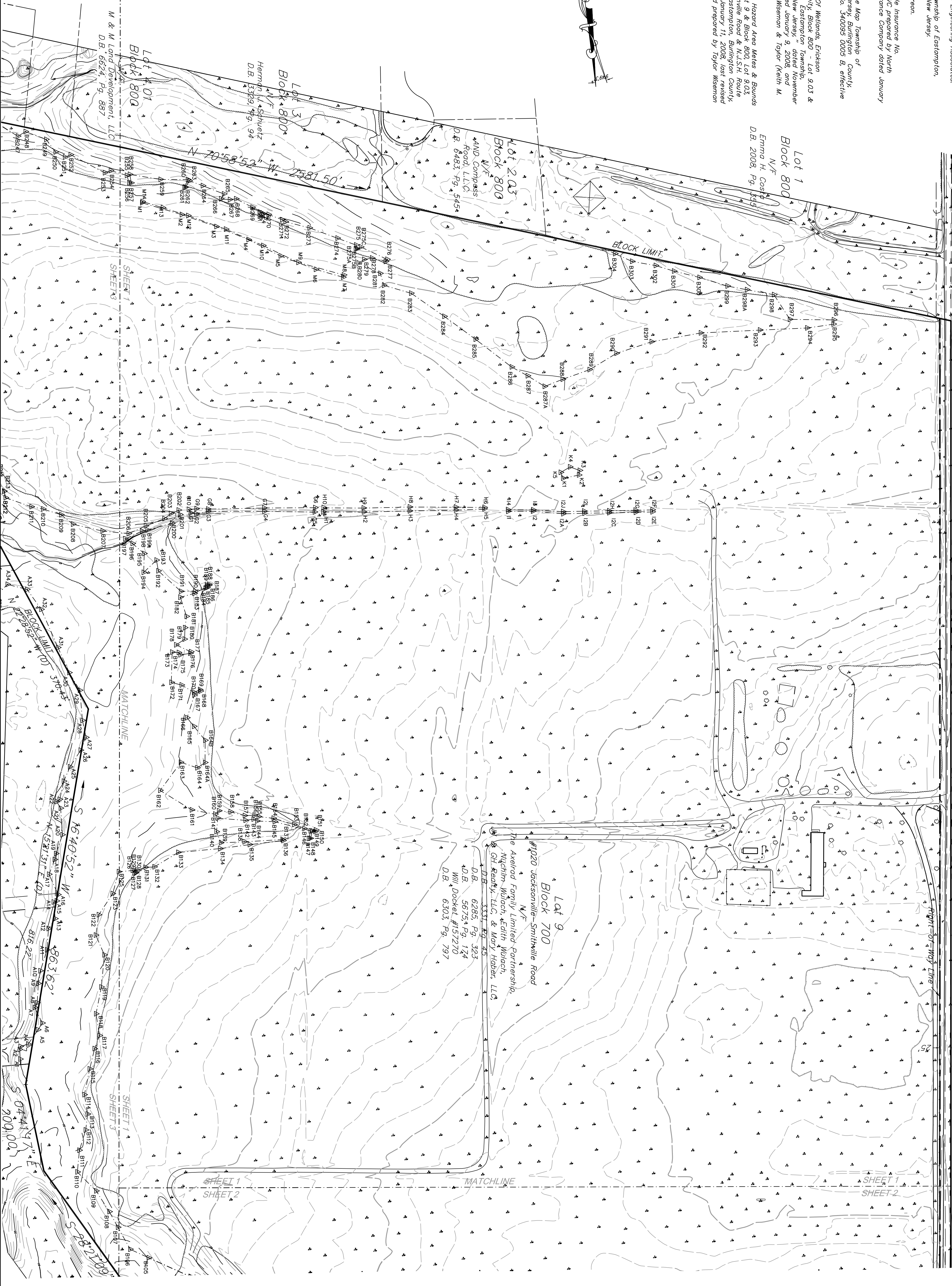
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REVISIONS	DESCRIPTION	DATE
6		
5		
4		
3	Revisions per NJDEP	11/08/16
2	Revisions as per wetlands consultant	08/16/16
1	Added wetlands and flood line per references	03/03/16



SHEET NO. 3 OF 3

- REFERENCES:**
- 1) Map entitled, "ALTA/ACS Land Title Survey, Lennar Corporation, Block 700-Lot 9, Township of Eastampton, Burlington County, New Jersey," dated June 17, 2015, revised March 3, 2016 and prepared by Onland Engineering Associates.
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JACKSONVILLE-SMITHVILLE ROAD ~ ROUTE 684
 50' Wide Public R/W (Tax Map)
 N 0°11'24.20" E 2887.407'

Lot 9
 Block 700
 N/F
 #1020 Jacksonville-Smithville Road
 The Axelrad Family Limited Partnership,
 Nicholas, Wilcox, Edith Wilcox,
 & Ch. Reahly, LLC, & Mary Hobber, LLC.
 D.B. 3331, Pg. 43
 D.B. 6285, Pg. 323
 D.B. 5675, Pg. 174
 Will Docket #152270
 D.B. 6303, Pg. 797

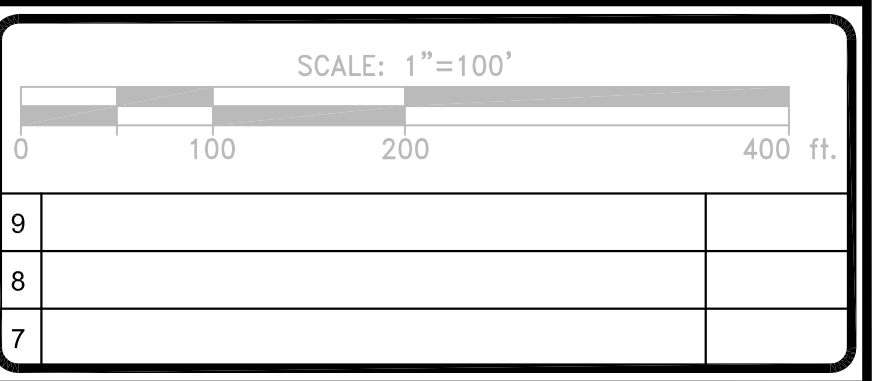
WETLAND MAP
LENNAR CORPORATION
 BLOCK 700 - LOT 9
 BLOCK 800 - LOT 9.03
 TOWNSHIP OF EASTAMPTON, BURLINGTON COUNTY, NEW JERSEY

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 PROJ.: 80221-F0-001
 SCALE: 1"= 100'
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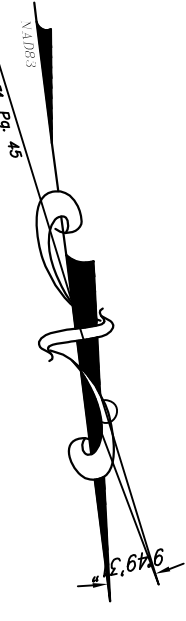
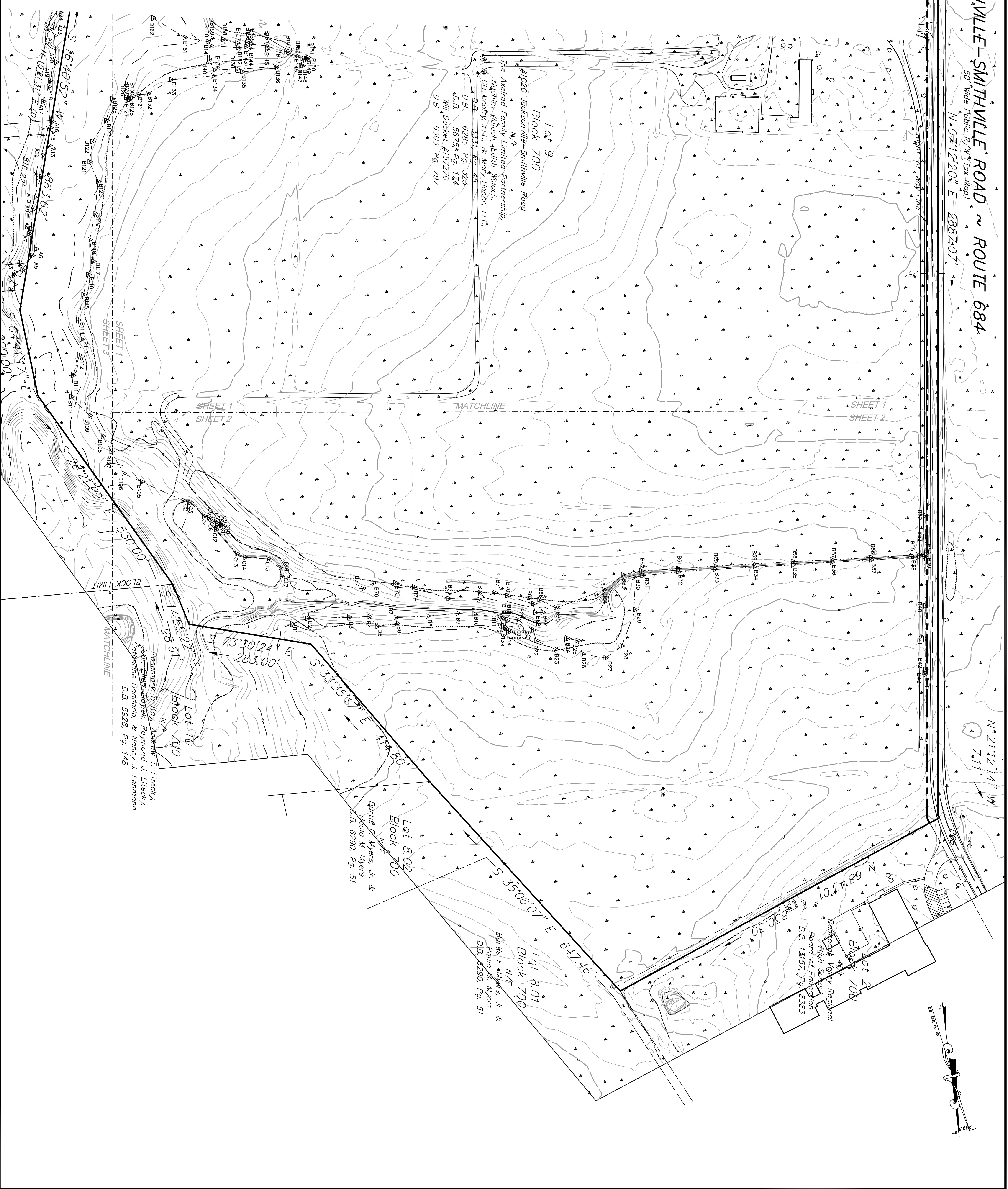
SHEET NO. 1 OF 3

JACKSONVILLE - SMITHVILLE ROAD ~ ROUTE 684

50' Wide Public R/W (Tax Map)
 N 0°12'20" E 2887.407'

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SHEET NO.
2
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 BLOCK 800 - LOT 9.03
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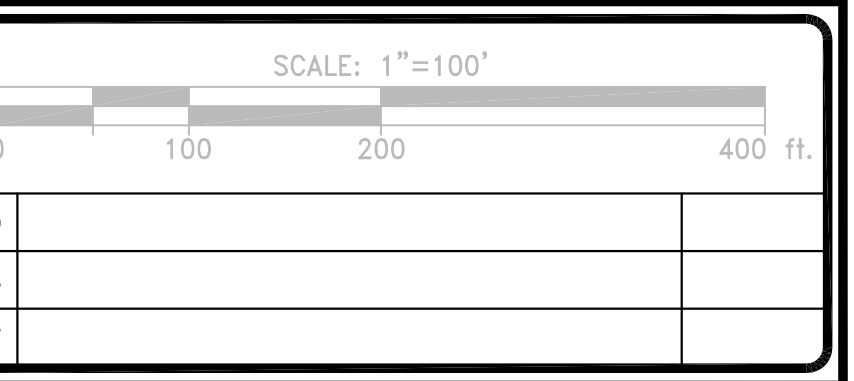
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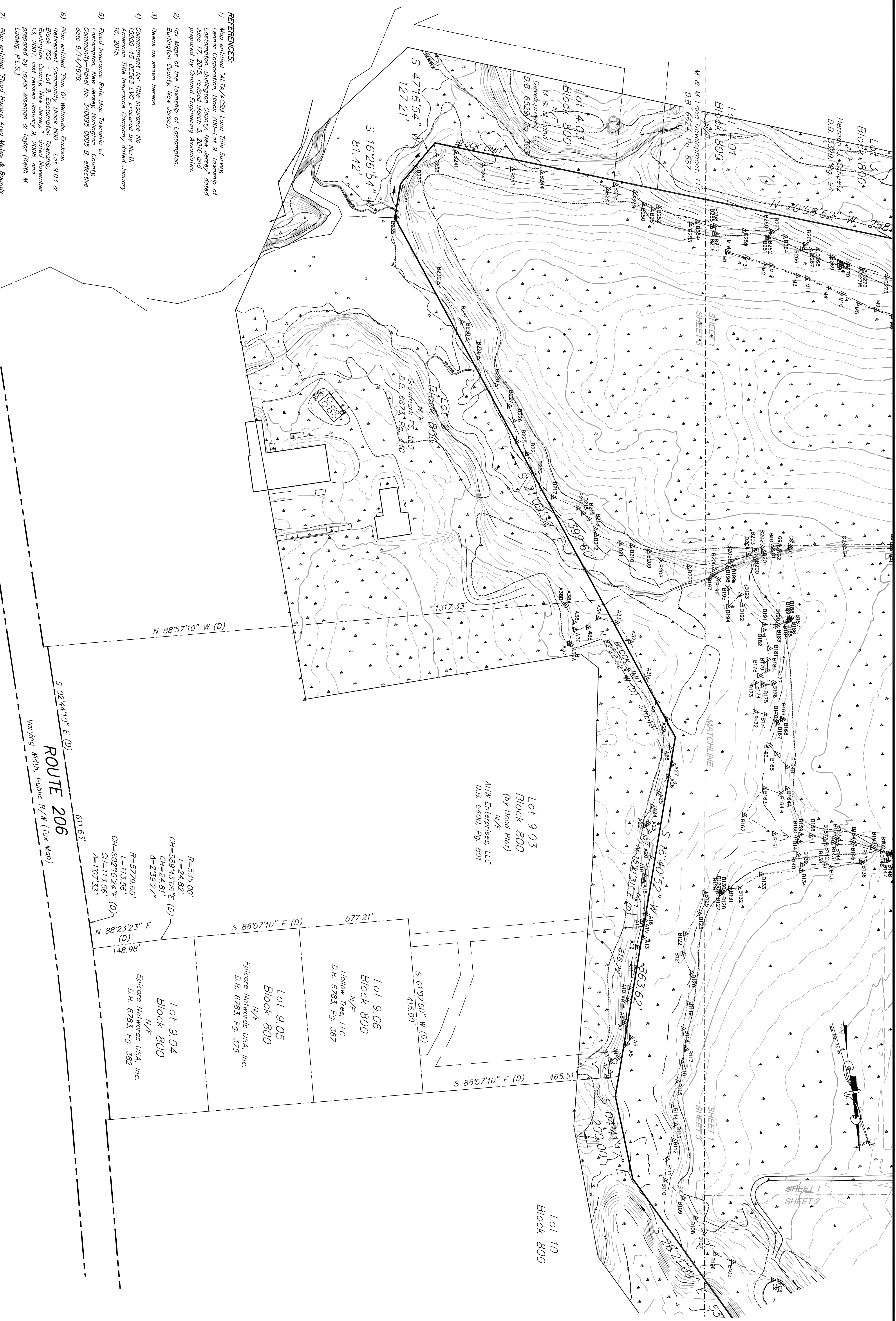
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ROUTE 206
Varying Width, Public R/W (Tax Map)

Lot 9.03
Block 800
N/F
AHW Enterprises, LLC
D.B. 6400, Pg. 801

Lot 9.04
Block 800
N/F
Epicore Networks USA, Inc.
D.B. 6783, Pg. 382

Lot 9.05
Block 800
N/F
Epicore Networks USA, Inc.
D.B. 6783, Pg. 375

Lot 9.06
Block 800
N/F
Hollow Tree, LLC
D.B. 6783, Pg. 367

Lot 9.07
Block 800
N/F
Hollow Tree, LLC
D.B. 6783, Pg. 367

Lot 9.08
Block 800
N/F
Hollow Tree, LLC
D.B. 6783, Pg. 367

Lot 9.09
Block 800
N/F
Hollow Tree, LLC
D.B. 6783, Pg. 367

Lot 9.10
Block 800
N/F
Hollow Tree, LLC
D.B. 6783, Pg. 367

R=535.00'
L=24.82'
CH=5894.3706"E (D)
A=239.27"
R=5779.65'
L=113.56'
CH=50210.24"E (D)
A=113.56"
A=107.33"

S 02°44'10" E (D) 611.63'
N 88°57'10" W (D) 148.98'
S 88°57'10" E (D) 577.21'
S 01°02'50" W (D) 415.00'
S 88°57'10" E (D) 465.51'

S 16°26'54" W 81.42'
S 47°16'54" W 127.21'
S 16°40'52" W 863.62'
S 04°41'47" E 200.001'
S 19°21'00" E 155'

N 70°58'52" W 258.4'
N 88°57'10" W (D)
S 16°40'52" W (D)
S 04°41'47" E (D)
S 19°21'00" E (D)

Lot 4.03
Block 800
N/F
M & M Land Development, LLC
D.B. 6528, Pg. 503

Lot 4.01
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.02
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.03
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.04
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.05
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.06
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.07
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.08
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.09
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Lot 4.10
Block 800
N/F
M & M Land Development, LLC
D.B. 6624, Pg. 887

Matchline
SHEET 1
SHEET 2
SHEET 3

Scale: 1"=100'

DATE: 6/17/15
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SHEET NO. 3 OF 3