

Dunn, Patrick

From: Watt, Maria
Sent: Sunday, March 30, 2014 7:52 AM
To: Angell, Jennifer; Forgang, Patricia; Harclerode, Melissa (Koberle); Rugg, F. Mack; Spector, David; Carbo, George; Jablon, Rebecca; Sellers-Garcia, Oliver; Dunn, Patrick; Boyadjian, Dana
Subject: FW: Land Use consultations for EAs and CESTs
Categories: DEP Sandy

Sincerely

Maria D. Watt, PE
Client Service Manager

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From: Dow, Diane [<mailto:Diane.Dow@dep.state.nj.us>]
Sent: Friday, March 28, 2014 10:02 AM
To: 'rharding@louisberger.com'; 'aburk@dewberry.com'; Watt, Maria; 'talbanese@gfnet.com'; 'john.bock@tetrattech.com'; 'Swick, Steve'; 'karyn.harrison@urs.com'; 'Smith, Lawrence (lismith@Dewberry.com)'; Rugg, F. Mack
Cc: Lindner, William; Weigand, Jerri; Henne, Laura; Mahon, Donna; Key, Tonalee; Anderson, Ryan; Keller, Colleen; Fanz, Dave; Davis, Tim; Davis, Cindy; Keledy, Peter
Subject: RE: Land Use consultations for EAs and CESTs

Good morning,

On Monday of this week I sent you all the email below concerning Land Use consultations. There is now a modification to this policy **for LRRP EAs and CESTs only**. From now on, you no longer need to consult with DLUR on coastal zone jurisdiction for the non-tiered LRRP projects. I spoke with Land Use staff about this yesterday. Since the LRRP projects that fall under an EA or CEST environmental review include the same activities (rehab, reconstruction, mitigation, elevation) of existing homes on the disturbed area of the existing site, and since we do not receive site plans for these projects from DCA, it make sense to condition the EA or CEST on the applicant meeting the requirements of PBR 7:7-7.2(a)8. Therefore, when the LRRP project is located in both a Flood Hazard Area and a coastal zone, please condition the ERR the same way you would condition a tier 2 review (see standard language below). If the project is only located in one of these regulated areas, you will need to modify the condition to reference only the appropriate PBR. Please let me know if you have any questions. Thanks, Diane

If the footprint of the building is not increased by more than 300 square feet; the expansion or relocation of the lowest floor of the building is reconstructed or elevated to at least one foot

above the flood hazard area design flood elevation; and the building is not expanded or relocated closer to any regulated water, within a floodway, or on a beach, dune or wetland, the project qualifies for FHA PBR N.J.A.C. 7:13-7.2(a)3 and Coastal PBR N.J.A.C. 7:7-7.2(a)8. If the building is to be relocated, it must be located in an area where previous disturbance occurred.

From: Dow, Diane

Sent: Monday, March 24, 2014 4:40 PM

To: rharding@louisberger.com; aburk@dewberry.com; Watt, Maria (WattMD@cdmsmith.com); talbanese@gfnet.com; john.bock@tetrattech.com; 'Swick, Steve'; karyn.harrison@urs.com; Smith, Lawrence (lismith@Dewberry.com); 'Rugg, F. Mack'

Cc: Lindner, William; Weigand, Jerri; Henne, Laura; Mahon, Donna; Key, Tonalee; Anderson, Ryan; Keller, Colleen; Fanz, Dave

Subject: Land Use consultations for EAs and CESTs

Hi everyone,

The recent EA/CEST Guidance Document instructs you to consult with the Division of Land Use Regulation (DLUR) for all projects located in the floodplain, and for all sites outside of the floodplain but that contain a stream onsite or within 300 ft of the site. In recent discussions with DLUR staff, in order to reduce the number of reviews sent to DLUR, it has been decided that if a project regulated under the Flood Hazard Area Control Act Rules, clearly meets one of the permits-by-rule (PBR), that you no longer need to obtain a JD from DLUR. Simply reference the correct PBR and how the project meets the requirements of that PBR in the environmental review record. **Please be advised that all projects located in the coastal zone must still be sent to DLUR for a JD.**

Applications sent to DLUR for a JD, must include the following information:

- A copy of the grant application (For LRRP, you will not have this)
- Property location information
 - County
 - Municipality
 - Block
 - Lot
 - Street address
- Site plan depicting the project (except for LRRP projects)

For LRRP projects include:

- the application ID #
- applicant name
- property location information listed above
- project description (rehabilitation, reconstruction or elevation)

Please let me know if you have any questions or concerns. Thanks, Diane

Diane Dow, Section Chief
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