

Shaw, Heather

From: Woerner, Patrick <Patrick.Woerner@dep.state.nj.us>
Sent: Monday, February 24, 2014 2:55 PM
To: Shaw, Heather
Subject: RE: project info

Heather,

Based on the project description provided for NEP0067, ENSP has concluded that the project will not affect NLE bats.

Best,

Pat

From: Shaw, Heather [HShaw@louisberger.com]
Sent: Friday, February 21, 2014 2:53 PM
To: Woerner, Patrick
Cc: Raskin, Morgan; Sliker, Laura; Mankoff, Evan
Subject: project info

Hi Pat,
Thanks so much for your help. If you need to reach me, please call 973.809.7904.

Info requested below.

NEP0067

· There will be four sites developed by the Pleasantville Housing and Redevelopment Corporation for this project locally known as Mid Town South Scattered Site Rentals. The project which will include the new construction of 4 single family homes on 4 separate lots to be made available to low to moderate income households for rent. The new homes will be approximately 1250 square feet with three bedrooms and 1.5 bathrooms. The homes will be frame construction. At least one home will be fully assessable. Amenities will include: gas heat, central air, garbage disposal, dishwasher, front porch, rear patio, private yard and off street parking. The four building lots are all located in the same neighborhood but are not contiguous. The construction of the homes will be in keeping with the appearance of the surrounding homes in the neighborhood and will blend in seamlessly. No demolition is necessary, the lots are vacant. Construction will include excavation for footings and foundations. The sites are served by public drinking water supply and public sewer. Trash pick-up is through the City.

· All four sites are located within the Coastal Zone.

NJDEP Coastal Jurisdictional Determination has determined that no coastal zone permits are required.

· The proposed project is not located on or near wetlands – no permit required.

- Tree removal – Yes (wooded lots in residential area)

NEP0076

· Units will be two story (on slab) with 3 & 4 bedrooms and 2 ½ baths. Approximate square footage is 1,660 SF & 2,310 SF. The property is wooded, vacant land in the Manitou Park Section of Berkeley Township. The size of the lots are as follows: 60' x 100', 80' x 100', 100' x 100', 80' x 100'. This project will consist of acquisition of the property, excavation, site work, new construction of unit and landscaping. An environmental study has not been performed. The design work for the units are complete (see attached floor plans). No work has been initiated. Homes For All anticipates taking title to the land once funds are approved and released by HUD & DCA.

- All four sites are located within the Coastal Zone.

NJDEP Coastal Jurisdictional Determination has determined that no coastal zone permits are required for 3 out of the 4 of the sites, a CAFRA permit is needed for Block 49, Lot 511 as it was associated with a development plan previously authorized under a CAFRA IP.

- The proposed project is not located on or near wetlands – no permit required.

- Tree removal – mostly/urban residential, but may remove a small number of trees.

NEP0226

· Six 3-bedroom, single-family homes to be constructed on vacant lots. Sites to be served by public drinking water and septic systems on each lot. Natural gas is available in the area.

Planning Board Resolution (April 2008) for subdivision and road improvement; Nolan Ave (gravel), Baldwin Ave (paved, w/ sidewalks). R-150 Zone (affordable housing)

· The project is located within the coastal zone as defined by the State's Coastal Zone Management Program. Per NJDEP response dated 2/7/14, a CAFRA permit is not required as the development is greater than 500' from the MHWL and consists of less than 25 dwelling units. Per NJDEP response dated 2/7/14, a Coastal Wetlands permit is not required based on absence of Coastal Wetlands.

- The proposed project is not located on or near wetlands – no permit required.

· Tree removal – Yes (heavily wooded area)

From: Woerner, Patrick [mailto:Patrick.Woerner@dep.state.nj.us]
Sent: Friday, February 21, 2014 2:27 PM
To: Shaw, Heather
Subject: RE: NEP0226 (2nd site)

Thanks Heather. Can you please provide a brief project description for each and whether or not a Division of Land Use Regulation permit is required (wetlands, CAFRA, etc)?

Pat

Patrick Woerner, GIS Specialist
NJ Department of Environmental Protection Division of Fish and Wildlife Endangered and Nongame Species Program
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http://www.njfishandwildlife.com/ensp/landscape/landscape_train.htm

From: Shaw, Heather [mailto:HShaw@louisberger.com]
Sent: Friday, February 21, 2014 1:30 PM
To: Woerner, Patrick
Subject: RE: NEP0226 (2nd site)

This one we are only getting the NJDEP GIS HUD layer identified potential bat habitat.
No hits from landscape project or NHD.

What is the protocol for rank 1 area?

Heather Shaw
Senior Environmental Scientist | Planning, Facilities, and Resource Management

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