



State of New Jersey

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

CATHERINE R. McCABE
Commissioner

March 16, 2020

Stanley J. Koreyra
40 Monmouth Park Highway
P.O. Box 70
West Long Branch, NJ 07764

Re: Flood Hazard Area Verification Approval
File No.: 1104-04-0002.2 LUP 200001
Applicant: 3PRC, LLC
Blocks 21 / 30 / 8 and Lots 1-14, 20, & 26 / 1-13 / 12
Borough of Hightstown, Mercer County

Dear Mr. Koreyra:

This letter is in response to your request for a flood hazard area verification along a Rock Brook at the above-referenced site. The Department has reviewed your application and hereby verifies the flood hazard area elevation and/or limits, floodway 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 3 (FEMA fluvial method) as described at N.J.A.C. 7:13-3.4(e), which is based on existing FEMA flood mapping in a fluvial flood hazard area. 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 top of bank shall be established per the definition cited in N.J.A.C. 7:13-1.2.

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. All other projects must receive a general permit-by certification under N.J.A.C. 7:13-8, general permit under N.J.A.C. 7:13-9 or an individual permit under 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.

This verification is based on the best information presently available to the Department, and is subject to change if this information is no longer accurate or if additional information is made available to the Department including, but not limited to, information supplied by the applicant.

The drawings hereby approved were prepared by Eric V. Wilde, P.L.S. and Yosef Portnoy, P.E. of Maser Consulting P.A., dated October 11, 2019, unrevised, and entitled:

“FLOOD HAZARD AREA VERIFICATION PLAN FOR BLOCK 8, LOT 12 BLOCK 21 LOTS 1-14, 20 & 26 BLOCK 30 LOTS 1-13 BOROUGH OF HIGHTSTOWN MERCER COUNTY NEW JERSEY”, sheets 1 & 2 of 2.

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 and/or riparian zone. Certain activities in flood hazard areas and riparian zones are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a flood hazard area permit. Contact the Division of Land Use Regulation at (609) 292-0060 or www.nj.gov/dep/landuse 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 Division's 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. A verification shall be extended, modified and/or transferred pursuant to N.J.A.C. 7:13-22. Pursuant to N.J.A.C. 7:13-5.3(c), if the Department issues a verification for a site, and within five years issues a permit for a regulated activity that 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 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, 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 Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, 401 East State Street P.O. Box 402, 7th Floor Trenton, NJ 08625-0402 and

submit a copy of the hearing request to the Director of the Division of Land Use Regulation, at the address set forth at N.J.A.C. 7:13-1.3. This request must include the information listed at N.J.A.C. 7:13-23.1(c) on a adjudicatory hearing request form, available from the Department, at the address set forth at N.J.A.C. 7:13-1.3. The DEP Bulletin is available through the Department's website at www.nj.gov/dep and the Checklist is available through the Division's website at www.nj.gov/dep/landuse/forms/.html.

Please contact Danielle Jones of my staff at Danielle.Jones@dep.nj.gov or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



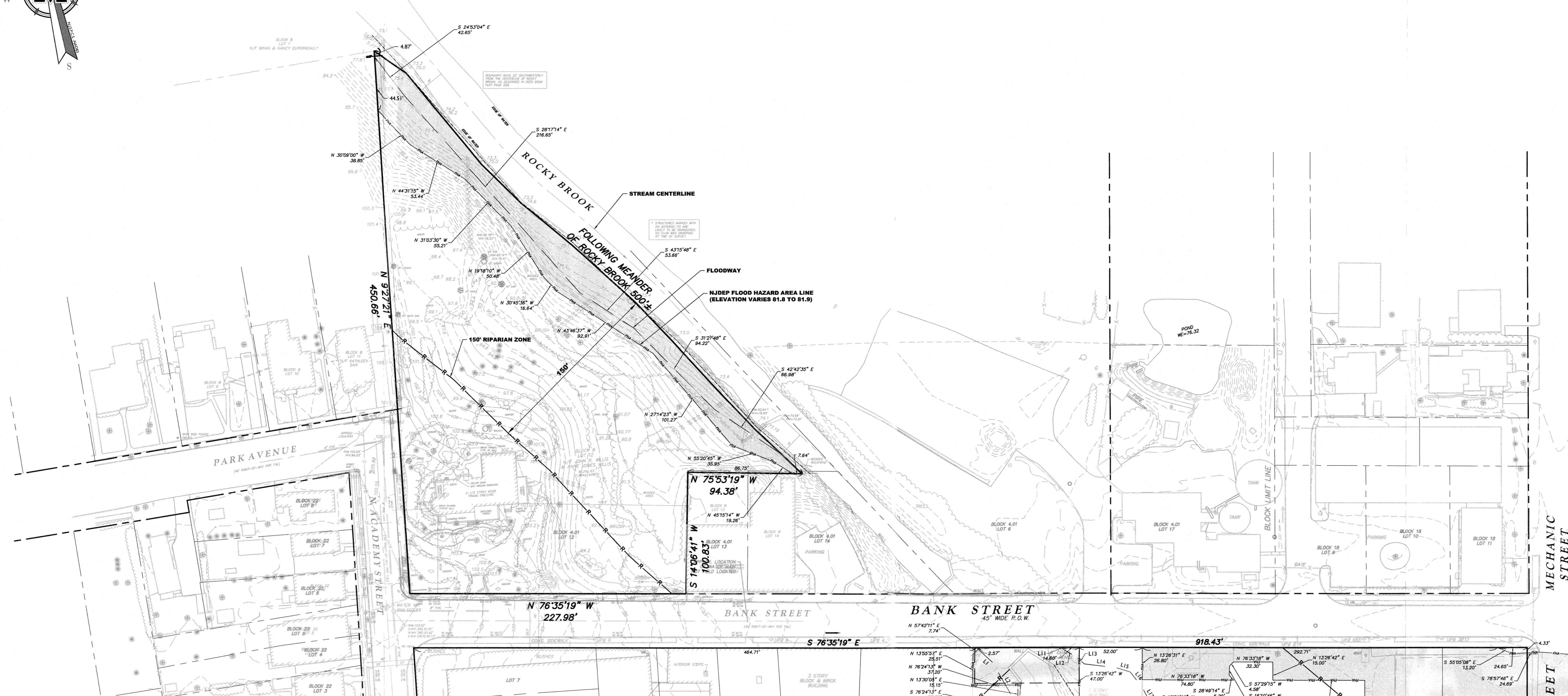
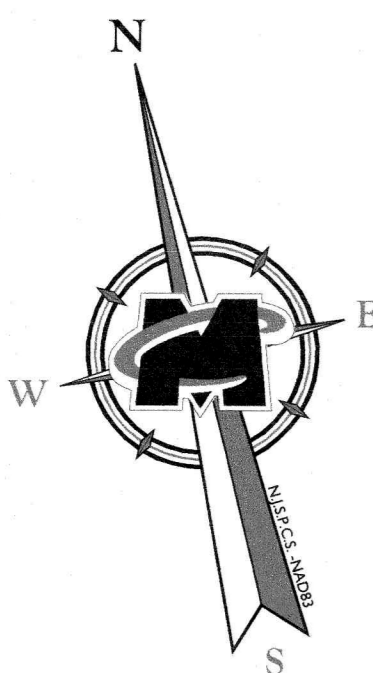
Damian T. Friebel, Supervisor
Bureau of Inland Regulation
Bureau of Inland Regulation

c. Agent
Municipal Clerk

RECEIVED

MAR 23 2020

MASER CONSULTING P.A.



LEGEND	
—FM— FM—	FLOOD HAZARD AREA LINE
— — — —	FLOODWAY
—R—R—	RIPARIAN ZONE
— — — —	STREAM TOP OF BANK
— — — —	STREAM CENTERLINE
■	FLOOD HAZARD AREA WITHIN PROJECT LIMITS

GENERAL NOTES:

- THE SUBJECT PROPERTY IS KNOWN AS LOT 12, BLOCK 8; LOTS 1-14, 20 & 26, BLOCK 21; AND LOTS 1-13, BLOCK 30, AS SHOWN ON SHEETS 2 AND 9 OF THE OFFICIAL TAX MAP OF THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY.
- THE CENTER OF THE SITE IS LOCATED AT THE FOLLOWING APPROXIMATE LOCATION (STATE PLANE COORDINATES):
NORTHING: 523,855
EASTING: 485,354
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM THE FOLLOWING PLANS:
3.1. BOUNDARY & TOPOGRAPHIC SURVEY FOR 3PRC, LLC, BLOCK 8, LOT 12, BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY, SHEET 1 OF 1, DATED APRIL 25, 2019, PREPARED BY MASER CONSULTING P.A., ERIC V. WILDE P.L.S. LIC. NO. 43279 OF NEW JERSEY;
3.2. "ALTAPINS LAND TITLE SURVEY FOR BLOCK 21, LOTS 1-14, 20 & 26, BLOCK 30, LOTS 1-7 & 9-13, BORO. OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY", SHEET 1 OF 1, DATED JANUARY 19, 2017, REVISED THROUGH JUNE 21, 2018, PREPARED BY MASER CONSULTING P.A., ERIC V. WILDE P.L.S. LIC. NO. 43279 OF NEW JERSEY.
- THE HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), (NEW JERSEY STATE PLANE COORDINATE SYSTEM). THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), THE CONVERSION FACTOR BETWEEN NAVD 1988 AND NGVD 1929 IS 1.09 FEET (I.E. NAVD 1988 ELEVATION + 1.09 FEET = NGVD 1929 ELEVATION).
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 34021C0169F FOR THE BOROUGH OF HIGHTSTOWN, MERCER COUNTY, NEW JERSEY, EFFECTIVE DATE JULY 20, 2016, A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE.
- THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR A PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONSULT WWW.NJGOVERNMENTLANDUSE.COM OR CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 777-0454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
- THE FLOOD HAZARD AREA AND FLOODWAY FOR ROCKY BROOK IS DETERMINED IN ACCORDANCE WITH N.J.A.C. 7:13-3.4, METHOD 3 (FEMA FLUVIAL METHOD). FLOOD HAZARD ELEVATIONS RANGE FROM 82.9 TO 82.7 ACROSS LOTS 1-14, 20 & 26, BLOCK 21 AND LOTS 1-13, BLOCK 30 AND 81.8 TO 81.9 ACROSS LOT 12, BLOCK 8.

1104-04-0002.2

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State of NJ Certificate of Authorization: 24CA2786500

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 PROTECT YOURSELF
 ALWAYS REQUIRE NOTIFICATION OF
 EDUCATIONAL COURSE OR ANY PERSON
 PREPARING TO DIG FOR THE UTILITY
 SURFACE ANYWHERE IN ANY STATE
 Call before you dig
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
 WWW.CALLBEFOREYOU.DIG

REV	DATE	DRAWN BY	DESCRIPTION

REV	DATE	DRAWN BY	DESCRIPTION

Eric V. Wilde
ERIC V. WILDE
 NEW JERSEY PROFESSIONAL
 LAND SURVEYOR - LICENSE NUMBER: 6543279

Josef Portnoy
JOSEF PORTNOY
 NEW JERSEY PROFESSIONAL
 ENGINEER - LICENSE NUMBER: 6553583

FLOOD HAZARD VERIFICATION PLAN
 FOR
 BLOCK 8, LOT 12
 BLOCK 21
 LOTS 1-14, 20 & 26
 BLOCK 30
 LOTS 1-13

**BOROUGH OF HIGHTSTOWN
 MERCER COUNTY
 NEW JERSEY**

RED BANK OFFICE
 Corporate Headquarters
 331 Newnam Springs Road
 Suite 203
 Red Bank, NJ 07701
 Phone: 732.383.1950
 Fax: 732.383.1984

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/11/2019	PK	VP
PROJECT NUMBER:	16001094A	DRAWING NAME:	C-FLOOD-HAZD

FLOOD HAZARD VERIFICATION PLAN
 SHEET NUMBER:
 2 of 2

