



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF LAND USE REGULATION
P.O. Box 420, Mail Code 501-02A
Trenton, NJ 08625-0420
FAX # (609) 777-3656
www.nj.gov/dep/landuse

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

ATLANTIC COUNTY, NJ
EDWARD P. McGETTIGAN, COUNTY CLERK
RCPT # 1292835 RECD BY Yvette
REC FEES \$60.00
RECORDED 01/30/2017 10:47:48 AM
INST # 2017006010 VOL 14193

NOV 15 2016

Mitchell Davis
Davis Enterprises
8000 Sagemore Drive, Suite 8201
Marlton, NJ 08053

Modification

CAFRA Permit #81-0524-5 and File #0111-04-0011.1 CAF040001

DLUR File No.: 0111-04-0011.2, CAF160001

Applicant: Mitchell Davis

Block(s): 1260.01 Lot(s): 143.01

Township of Galloway, Atlantic County

Dear Mr. Davis:

In response to your request of April 7, 2016, and in accordance with the Coastal Zone Management Rules, specifically N.J.A.C. 7:7-27.5, you are hereby granted a modification of CAFRA Individual Permit #81-0524-5 and #0111-04-0011.1 CAF040001 for construction of 120 residential units in 5 buildings, club house, attendant roadways and parking, and stormwater management facilities, within the limits of Smithville PUD.

This modification approves only the activities referenced above and shown on the plans approved below. A copy of this permit modification shall be appended to the original permit. In addition to the conditions noted in the original permit, the activities allowed by this authorization shall comply with the following conditions.

Conditions:

1. All conditions of the original CAFRA Permit #0111-04-0011.1 CAF040001 are to remain in force unless otherwise noted in this approval.
2. This modification does not extend the expiration date of #0111-04-0011.1 CAF040001, which is June 30, 2017, however construction may continue in accordance with N.J.A.C. 7:7-8.2.
3. Prior to construction, the permittee shall obtain all other applicable federal, State, county and municipal permits and utility authorizations.
4. Within 30 days of this permit modification issuance, the permittee shall record a conservation easement preserving an additional 1.51 acres of trees on the site as shown on the Tree preservation plan approved in this permit. The total preserved forest area on the lots 43.01, 43.02 and 43.03 shall be 6.73 acres. The permittee shall complete a Forest Preservation Area

conservation restriction and file the completed restriction with the Office of the County Clerk (the Registrar of Deeds and Mortgages) in the county wherein the lands included in this permit are located. The applicant shall use the conservation restriction provided through the Division's web site (http://www.nj.gov/dep/landuse/forms/lur_012.pdf). Said restriction shall run with the land and be binding upon all successive owners. A copy of the recorded restriction shall be submitted to the Division of Land Use Regulation.

5. Landscaping of the property shall be done with native plants to maximum extent practicable. The use of plastic under landscape or gravel areas is prohibited. All sub gravel liners must be made of filter cloth or other permeable material.
6. The applicant shall make specific arrangements to ensure the continuous maintenance and efficient operation of all proposed stormwater management measures onsite. This includes the inspection (and cleaning where necessary) of any and all constructed swales, basins, inlets, and mechanical treatment devices at least four times per year and after every major storm totaling 1 inch of rainfall or more, the use of appropriate soil conservation practices onsite, and any other reasonable effort required to maintain the stormwater management system in good working order.
7. The Department has determined that this project meets the requirements of the Stormwater Management rules at N.J.A.C. 7:8. Any future expansion or alteration of the approved stormwater management system, which would affect water quality, increase the rate or volume of stormwater leaving the site, affect the infiltration capacity on the site, or alter the approved low impact site design, shall be reviewed and approved by the Department prior to construction. This includes any proposed changes to the discharge characteristics of any basin, the construction of new inlets or pipes that tie into the storm sewer network and/or the replacement of existing inlets or pipes with structures of different capacity.

Approved Plans:

The drawings hereby approved are eight (8) sheets entitled as follows:

"Raven's Nest Block 1260.01 Lot 43.01 Galloway Township, Atlantic Co., N.J.," dated 3/14/2016, last revised 8/5/2016, and prepared by Kevin J. Dixon, P.E. of Dixon Associates Engineering, LLC.

- "OVERALL GRADING AND DRAINAGE", sheet no. 4 of 14,
- "GRADING & DRAINAGE I", sheet no. 5 of 14,
- "GRADING & DRAINAGE II", sheet No. 6 of 14,
- "LOW IMPACT DEVELOPMENT PLAN", sheet no. 1 of 1, dated 8/5/16;

"Raven's Nest, Smithville, New Jersey, undated and unrevised, signed and sealed by Thomas B. Bauer, of Melillo & Bauer Associates.

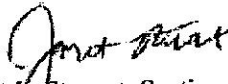
- Landscape Plan, sheets L-1 and L-2
- Landscape Site Details, sheet L-3;

"Tree Preservation Plan Raven's Nest Block 1260.1 Lots 43.01, 43.02 & 43.03 Galloway Township, Atlantic County, New Jersey" dated February 16, 2016, unrevised and prepared by Daniel J. Galletta PLS for Dixon Associates Engineering, LLC.

Please note that this authorization is expressly contingent upon compliance with the condition stated in permit #81-0524-5 for Phase 1C of Smithville, except as noted above. Failure to comply with any or all of the permit conditions may result in appropriate enforcement action, or suspension and revocation of the permit. Failure to comply with these conditions shall constitute a violation of the Coastal Area Facilities Review Act (N.J.S.A. 13:19-1).

If you have any questions concerning this CAFRA Individual Permit Modification, please do not hesitate to contact Janice Arnett of our staff in writing at the above address, by email at jan.arnett@dep.nj.gov, or by telephone at (609) 633-2289. Please reference the above file number in any communication.

Sincerely,



Janet L. Stewart, Section Chief
Bureau of Coastal Regulation
Division of Land Use Regulation

c: NJDEP Bureau of Coastal and Land Use Enforcement, Toms River
Galloway Municipal Construction Official
Galloway Municipal Clerk
Applicant (original mailed to agent)



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CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

RECEIVED

NEHMAD PERILLO & DAVIS, P.C. BOB MARSHIN
Commissioner

NOV 17 2016

Mitchell Davis
Davis Enterprises
8000 Sagemore Drive, Suite 8201
Marlton, NJ 08053


CAFRA Permit #81-0524-5 and File #0111-04-0011.1 CAF040001
DLUR File No.: 0111-04-0011.2, CAF160001
Applicant: Mitchell Davis
Block(s): 1260.01 Lot(s): 43.01
Township of Galloway, Atlantic County

Dear Mr. Davis:

This letter serves to correct the lot number on the first page of Permit #0111-04-0011.2 CAF160001, issued November 15, 2016. The correct lot number is 43.01. Record this letter with the original permit with the County Clerk.

No other change to the project description or permit conditions is authorized by this letter.

Sincerely,


Janice L. Arnett, Environmental Specialist 3
Bureau of Coastal Regulation
Division of Land Use Regulation

- c. NJDEP Bureau of Coastal and Land Use Enforcement, Toms River
Galloway Municipal Construction Official
Galloway Municipal Clerk
Applicant (original mailed to agent)



**CAPE ATLANTIC
CONSERVATION DISTRICT**

6260 Old Harding Highway
Mays Landing, New Jersey 08330
Phone (609) 625-3144 Fax (609) 625-7360
www.capeatlantic.org

March 10, 2016

DA9552.01

SD, KD

Horace A. Long
Hal Family Partnership, LP
127 High Street
Mt. Holly, NJ 08060

RECEIVED

MAR 14 2016

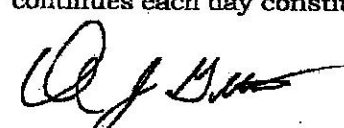
RE: RE-CERTIFICATION - SOIL EROSION AND SEDIMENT CONTROL PLAN **DIXON ASSOCIATES**
APPLICATION NO: 162-15 PROJECT NAME: Raven's Nest
BLOCK(S): 1260.01 LOT (S): 43.01
MUNICIPALITY: Galloway Township
PLANS PREPARED BY: Dixon Associates Engineering, LLC
DATE: 2/17/16 LAST REVISED DATE: ---

The Cape Atlantic Conservation District has reviewed the above erosion control plan and certifies that the plan is in accordance with the N.J. Erosion and Sediment Control Act, Chapter 251, P.L. 1975.

CERTIFICATION REQUIREMENTS;

1. A copy of the Erosion Control Plan must be on site.
2. All revisions and municipal renewals of this project will require resubmission and approval by the District. Any conveyance of the project (or portion thereof) will transfer full responsibility for compliance to subsequent owner(s). The District must be notified in writing of any change of ownership.
3. NO Certificates of Occupancy will be issued by a Municipality until a Certificate of Compliance is issued by this Office. Requests for certificates of Compliance must be made **FIVE (5) WORKING DAYS IN ADVANCE**.
4. This approval is limited to the controls specified in this plan. It is not an authorization to engage in the proposed land use unless the Municipality or other controlling agency has previously approved such use.
5. This Certification is valid for three and one-half year.

Failure to follow the provisions of your Plan will result in the filing of a complaint against you under the provisions of N.J.S.A. 2A:58-1 et. Seq., the Penalty Enforcement Law wherein you may be subject to fines of up to \$3,000.00 for each and every day during which said violation continues each day constituting an additional separate and distinct offense.


DANIEL J. GALLETTA,
Chairman

cc. Richard Roesch, Construction Official
Vincent Polistina, Twp. Engineer
Kevin Dixon, Planner



Atlantic County
Department of Regional Planning
and Development

DA9552
KD,SD

Dennis Levinson
County Executive

December 2, 2015

John Peterson
Department Head

Division of Planning
609/645-5888 FAX 609/645-5886
TDD. 348 5531

Division of Engineering
609/645-5888 FAX 609/645-5964

Office of GIS

Mr. Kevin Dixon, PE
Dixon Associates Engineering, LLC
335 E. Jimmie Leeds Road
Second Floor
Galloway, N.J. 08205

RE: Raven's Nest - Atlantic County Site Plan Jurisdiction
Block 1260.01, Lot 43.01; Galloway Township
Route 9

RECEIVED

DEC 4 2015

DIXON ASSOCIATES

Dear Mr. Dixon:

The Atlantic County Department of Regional Planning and Development has reviewed your correspondence and site plan proposing the construction of a 120 unit (8 building) apartment complex located on Block 1260.01, Lot 43.01 in Galloway Township. The property has frontage along Route 9, a state road and will have direct access to Route 9 at the signalized intersection with Smithville Boulevard. The site plan was prepared by Dixon Associates Engineering, LLC, (13 Sheets).

Based on this submission, the property does not front on a county road and it does not appear that the site plan will impact any county roads or drainage facilities. As such, a formal site plan submittal to the Atlantic County Development Review Committee will not be required.

Please contact me with any questions.

Sincerely,

Brian Walters, P.P., AICP
Supervising Planner

cc. Chris Mularz, County Planning



P.O. Box 719 • New Road and Dolphin Avenue • Northfield, New Jersey 08225-0719

Visit our web site at: <http://www.aclink.org>

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