



**ENVIRONMENTAL
MANAGEMENT
G R O U P**

™

1705 Bay Avenue, Suite 6

Pt. Pleasant, NJ 08742-4505

Phone: (732) 282-2222

E-mail: Info@EMG-Environmental.com



ENVIRONMENTAL IMPACT STATEMENT

**JERSEY SHORE LANDSCAPING, INC.
3324 HIGHWAY 33
BLOCK 3001, TAX LOT 6
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NEW JERSEY**

PREPARED ON BEHALF OF

**RYAL HOLDINGS LLC
9 NORTHWOODS ROAD
OCEAN, NJ 07712**

PREPARED BY

**ENVIRONMENTAL MANAGEMENT GROUP, INC.
1705 BAY AVENUE, SUITE 6
PT. PLEASANT, NEW JERSEY 08740**

**DATE: MAY, 2023
EMG FILE: 22-185**

COMPREHENSIVE ENVIRONMENTAL CONSULTING SERVICES

TABLE OF CONTENTS

SECTION	PAGE
1.0 INTRODUCTION	1
1.1 ADMINISTRATIVE HISTORY	1
1.2 CURRENT APPLICATION	1
2.0 SITE DESCRIPTION/LOCATION	1
3.0 CURRENT OPERATIONS / SITE USE	2
4.0 SITE TOPOGRAPHY	3
5.0 HYDROLOGY/HYDROGEOLOGY	3
6.0 GEOLOGY/SOILS	4
7.0 VEGETATION	4
8.0 WILDLIFE	4
9.0 VICINITY CHARACTERISTICS	5
10.0 UTILITIES	5
11.0 STORM DRAINAGE FACILITIES	5
12.0 SOLID WASTE COLLECTION, RECYCLING & DISPOSAL	6
13.0 FLOOD HAZARD AREAS	6
14.0 RIPARIAN ZONE	6
15.0 WETLANDS & WETLAND BUFFERS	6
16.0 HISTORIC & ARCHEOLOGICAL RESOURCES	7
17.0 ENDANGERED OR THREATENED WILDLIFE OR VEGETATION SPECIES HABITATS	8
18.0 CRITICAL WILDLIFE HABITAT	8
19.0 CONCLUSIONS	8
20.0 REFERENCES	9

LIST OF APPENDICES

APPENDIX A	FIGURES
APPENDIX B	SITE PHOTOGRAPHS
APPENDIX C	NJDEP LOI DOCUMENTS
APPENDIX D	QUALIFICATIONS OF PREPARER

TABLES

TABLE 1 – SITE DATA

SECTION 1.0 INTRODUCTION

This *Environmental Impact Statement (EIS)* has been prepared in support of an application submitted to the Neptune Township Zoning Board of Adjustment required in connection with a parcel of commercial real estate located at 3324 Highway 33, Tax Lot 6 of Block 3001, in the Township of Neptune, Monmouth County, New Jersey.

This Environmental Impact Statement has been prepared in conformance with Neptune Township Ordinance Article VIII, Section 811.01 of the Neptune Township Land Development Ordinance Environmental Impact Statement (EIS).

As per the ordinance, an Environmental Impact Statement (EIS) is required as part of any application for development involving new buildings or any land disturbance, which requires approval of the Planning Board or Board of Adjustment.

SECTION 1.1 ADMINISTRATIVE HISTORY

On May 7, 1997, Neptune Township Zoning Board granted Mr. Tom Ross of RYAL Holdings LLC a Use Variance Approval authorizing the operation of a Lawn Care Business on a residential property in the ES Zone.

Mr. Ross was also permitted to construct a 900 square foot garage for equipment storage and an approval to construct an asphalt driveway.

On July 25, 2007, the Planning Board approved an application to construct a 13,500 square foot office building and parking lot with utility infrastructure, including a stormwater management system, designed for the project.

The approved office building and associated improvements were not constructed.

SECTION 1.2 CURRENT APPLICATION

In July 2022 the applicant submitted a Continuing Use/Changing Use Application with the Zoning Officer. The Zoning Officer denied the request. In the denial the Zoning Officer stated that “the zoning of the property is supposed to be a non-conforming detached single-family residence, with non-accessory lawn care company.” The Zoning Officer further observed that the detached single-family use has been removed from the premises. As such, Use Variance Approval will be required.

The applicant is now seeking Use Variance Approval to continue to operate the current lawn care company, that was approved in 1997.

SECTION 2.0 SITE DESCRIPTION / LOCATION

The address of the subject property is 3324 Highway 33 in the Township of Neptune, Monmouth County, NJ. The subject property is also identified in the Neptune Township Tax Records and Mapping as Tax Lot 6 of Block 3001.

The subject property is located along the south side of New Jersey State Highway Route 33, approximately 1,600 ± linear feet east of West Bangs Avenue (See Figure 1 – Site Location Map).

The Use Variance Plan submitted in support of the application to the Neptune Township Board of Adjustment, prepared by D.S. Engineering dated November 29, 2022, includes an Existing Features Plan (Sheet 2 of 4).

According to the Existing Feature Plan, the land area of the subject property is 65,482.2 square feet, equaling 1.503 acres.

The subject property is developed with a one-story, ranch style dwelling that has been converted for office use with a series of attached and detached accessories structures, such as framed garages, sheds, poles and barns, storage trailers, asphalt paved access driveways, areas of asphalt pavement, landscape paver covered surfaces and areas of compacted gravel and maintained lawn and landscaped areas.

A stream by the name of Wells Brook flows along the southerly boundary of the subject property.

Appendix A of this report contains a number of Figures including a Site Location Map, a copy of the Township of Neptune tax mapping for the subject site and the location of the subject site on the USGS Asbury Park, New Jersey Quadrangle Map.

A series of captioned, color photographs providing a number of views throughout the subject site is provided in Appendix B.

SECTION 3.0 CURRENT OPERATIONS / SITE USE

The subject property is occupied by and operating as Jersey Shore Landscaping and Lawn Care, Inc.

Jersey Shore Landscaping, Inc. provides a full range of comprehensive services for residential and commercial customers including, but not limited to, lawn care and maintenance, landscape design and sprinkler installation.

The office for the landscape contracting business is located in the ranch-style former dwelling structure.

Throughout the subject property there are a number of other accessory structures serving the landscape business.

Also present within the subject property is a variety of landscape related vehicles, machinery and other equipment, and landscape materials and supplies.

One (1) of the on-site garage structures is dedicated to the maintenance and repair of equipment.

TABLE 1
SITE DATA

Applicant/ Owner:	RYAL Holdings LLC 9 Northwoods Road Ocean, NJ 07712
Subject Site:	Jersey Shore Landscaping, Inc. 3324 Highway 33 Block 3001, Tax Lot 6 Township of Neptune Monmouth County, NJ
Site Location:	South side of State Highway Route 33
State Plane Coordinates:	N(y) 611462 E(x) 501099
Land Area:	1.503 ± acres
Current Use:	Jersey Shore Landscaping, Inc.

SECTION 4.0 **SITE TOPOGRAPHY**

The subject property exists at approximately 61 ft. above mean sea level. Based upon a review of regional topographic information, the general topographic gradient for the subject site is to the north/northeast.

Steep and excessively steep slopes occur along the southerly property boundary.

At the south end of the subject property site elevations range from 53 feet above mean sea level to 40 feet along Wells Brook.

The Use Variance Plan submitted in support of this application does not depict any proposed disturbance/alteration of the steep slope.

SECTION 5.0 **HYDROLOGY / HYDROGEOLOGY**

The subject property is located within the Whale Pond Bk / Shark R / Wreck Pond Bk Watershed and Jumping Brook (Ocean Co) Sub Watershed.

A stream by the name of Wells Brook is present at or near the southerly boundary of the subject property.

The Surface Water Quality Classification for Wells Brook is FW2-NT/SE1.

Hydrogeologic information indicates that the general topographic gradient for the subject site is to the north/northeast.

SECTION 6.0 GEOLOGY / SOILS

The subject site is located within New Jersey's Coastal Plain Physiographic Province.

Soils mapped throughout the subject property are classified as Evesboro Sand. This soil type is generally described as deep, well-drained to excessively well-drained sands and gravels.

According to the Monmouth County Soil Survey, the depth to the seasonal high water table for Evesboro Sand is greater than six (6) feet,

No site specific soil information/data was available to EMG during the performance of this Phase I ESA.

The Brownfield and Contamination Site Remediation Act requires the New Jersey Department of Environmental Protection (NJDEP) to map regions of the state where large areas of historic fill exist.

Historic fill is generally defined as non-indigenous material placed on a site in order to raise the topographic elevation of the site.

Mapped historic fill is not present within the subject site.

During the site visit/reconnaissance, EMG observed areas of imported non-indigenous soil. Stockpiled soil is presently stored in the southeasterly portion of the subject property.

During a telephone interview with the current owner of the subject property, Mr. Tom Ross advised EMG that temporarily stockpiled soil present at the subject property originated from residential site work.

SECTION 7.0 VEGETATION

Vegetation is limited to areas of maintained lawn and landscaping in the northerly portion of the subject property and deciduous wooded wetlands at or near the southerly property boundary.

The majority of the site area is covered with buildings asphalt pavement and compacted dirt and gravel.

SECTION 8.0 WILDLIFE

The subject site is highly disturbed/alterd and, as such, is not considered to be of *high value* as wildlife habitat.

Wildlife species identified in connection with the subject property is limited to common species of birds and small mammals that have adapted to urban and suburban environments. The limited value of

the subject site as wildlife habitat is based primarily upon the altered condition of the landscape throughout the majority of the subject property.

SECTION 9.0 **VICINITY CHARACTERISTICS**

Existing land use in the general vicinity of the subject property consists of self-storage facilities, single-family residential properties, a cemetery, former residential properties that have been converted for professional office use, vacant commercial properties, including a vacant, former service station location to the north of the subject property on the opposite side of Route 33, and undeveloped and wooded lands.

The subject property is bordered to the south by woodland and forested freshwater wetlands associated with Wells Brook.

SECTION 10.0 **UTILITIES**

Information provided to EMG through the Neptune Township Municipal Offices indicates that the subject site is served by public potable sanitary sewer service, natural gas, telephone, electric and cable. Water serving the subject property is drawn from an on-site well.

During the site reconnaissance, EMG personnel did not observe any visually apparent evidence of the past or present existence of septic systems within the subject site. During an on-site interview, the property owner, Mr. Tom Ross, indicated that the property has always been served by public sanitary sewer.

A search of local/regional water agency records did not identify any plotted wells within the subject property.

SECTION 11.0 **STORM DRAINAGE FACILITIES**

Site generated stormwater tends to flow overland within a portion of the subject property flowing north towards Route 33 and a portion estimated the drain to the south.

Some overland flow emanating from the impervious surfaces, including compacted stone, soil and gravel, appears to flow south towards Wells Brook.

The applicant has proposed the installation of two (2) dry wells to accommodate roof leader discharge from the two (2) primary structures, a former dwelling converted to an office and the large-framed garage.

Dry well design details are provided on the Drainage and Details Plan submitted in support of this application (Sheet 4 of 4).

SECTION 12.0 SOLID WASTE COLLECTION, RECYCLING & DISPOSAL

On the basis of the site reconnaissance and reasonably ascertainable information available to EMG, no solid/hazardous waste treatment and/or disposal activities have been identified in connection with the subject property.

The operations of Jersey Shore Landscaping and Lawn Care results in the generation of non-hazardous wastes and common refuse. A number of roll-off containers are staged on the premises for the collection and removal of non-hazardous wastes.

SECTION 13.0 FLOOD HAZARD AREAS

Flood hazard areas are areas subject to flooding from the flood hazard area design flood, as defined by the Department under the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13. Areas included those mapped by the Department, areas defined or delineated as a RV Zone by FEMA and in the unmapped areas subject to flooding by the Flood Hazard Area Design Flood. Flood hazard areas are subject to either tidal or fluvial flooding and the extent of the flood hazard areas shall be determined or calculated in accordance with the procedures at N.J.A.C. 7:13-3.

According to FEMA's Flood Insurance Rate Map (FIRM) Community Panel #34025C0329G effective date June 15, 2022, the subject property is located within Zone X, area of minimal flood hazard.

An A&E Flood Hazard Zone is shown at low elevations adjacent to the southerly boundary along Wells Brook.

SECTION 14.0 RIPARIAN ZONE

It is anticipated, but has not been confirmed, that the Flood Hazard Area Control Act (FHACA) riparian zone associated with Wells Brook is 50 feet.

A portion of the riparian zone associated with Wells Brook is present along the southerly property boundary.

The Use Variance Plan submitted in support of this application does not depict any proposed regulated activities within the riparian zone.

SECTION 15.0 WETLANDS & WETLAND BUFFERS

Jurisdictional freshwater wetlands, waters and wetland transition areas (buffers) are present in the southerly portion of the subject promptly associated with Wells Brook.

The New Jersey Department of Environmental Protection (NJDEP) issued a Freshwater Wetland Letter of Interpretation, Line Verification (LOI) in connection with the subject property on June 9, 2008 (File #1334-07-0007.1).

A copy of the June 2008 Freshwater Wetlands Letter of Interpretation (LOI) is provided in Appendix C.

In addition to freshwater wetlands and waters in the vicinity of Wells Brook, a 50 foot wide regulated wetland transition area (buffer) is also present. The Freshwater Wetland Letter of Interpretation was valid for a period of five (5) years and expired in 2013.

The Use Variance Plan submitted in support of this application does not depict any proposed regulated activities within freshwater wetlands, waters and/or wetland transition areas (buffers).

On behalf Ryal Holdings, LLC, EMG has submitted an application for a new Freshwater Wetlands Letter of Interpretation, Line Verification for the subject property on February 21, 2023. The new Letter of Interpretation, Line Verification for the subject property is pending.

A copy of the January 19, 2023 letter to the NJDEP Division of Land Resource Protection and Application Form is provided in Appendix C.

SECTION 16.0 HISTORIC & ARCHEOLOGICAL RESOURCES

Historical and archeological resources include objects, structures, shipwrecks, neighborhoods, districts and other features or the landscape and seascape including archeological sites, which either is on, or eligible for inclusion on the State or National Register of Historic Places. The Department discourages development that detracts from, encroaches upon, damages or destroys the value of historical or archeological resources.

On the basis of reasonably ascertainable information available to EMG, the current owner of the subject property, RYAL Holdings, LLC, acquired this property in 1994.

The subject property was initially developed in 1953. At that time a single-family dwelling and garage structures were constructed within the subject property.

Monmouth County tax records indicate that the subject property was previously Block 7013, Tax Lot 8.

Information available to EMG indicates that historic uses of the subject property may have been agricultural in late 1939, 1940s and through 1951.

The subject property was single-family residential in use for a period of time with commercial operations commencing in the early to mid 1990s.

The current owner of the subject property has operated Jersey Shore Landscaping and Lawn Care at the subject property since 1997.

The subject property is not currently on the New Jersey and National Registers of historic places as viewed on the NJDEP Historic Preservation Office (HPO) website.

The subject property is not of any known local, State or National relevance in terms of historical, archeological and/or cultural resources.

SECTION 17.0 ENDANGERED or THREATENED WILDLIFE or VEGETATION SPECIES HABITATS

Endangered or threatened wildlife or plant species habitats are areas known to be inhabited on a permanent or seasonal basis by or to be critical at any state life cycle of any wildlife (fauna or vegetation flora) identified as endangered or threatened species on the official Federal or State List of Endangered or Threatened Species or under active consideration for Federal or State listings are considered special areas. The definition also includes a sufficient buffer area to ensure continued survival of the species.

The subject property is not documented potential threatened and/or endangered wildlife species habitat.

A review of the New Jersey Department of Environmental Protection (NJDEP) Landscape Project Mapping, Piedmont Plains Region, (*Version 3.3*), as viewed on the Department's GeoWeb Mapping Program, identifies the following habitats within the subject site:

- Rank 1 – Residential, Rural, Single Unit

SECTION 18.0 CRITICAL WILDLIFE HABITAT

Critical wildlife habitats are specific areas known to serve an essential role in maintaining wildlife, particularly in wintering, breeding and migration.

Presently, the NJDEP Division of Fish, Game & Wildlife has mapped critical wildlife habitat only for colonial water bird habitat based upon a 1979 aerial colonial nesting water bird survey for New Jersey. The subject site did not qualify for the limited survey and, as such, no critical wildlife habitats are presently mapped within this project site.

SECTION 19.0 CONCLUSIONS

RYAL Holdings has applied for a Use Variance associated with the continued use of the subject property as Jersey Shore Landscaping, Inc. Jersey Shore Landscaping has operated continuously at the subject property since 1997.

After completing this Environmental Impact Statement (EIS) in accordance with Ordinance Article VIII, Section 811.01 of the Neptune Township Land Development Ordinance, it is submitted that the continued use of the subject property by Jersey Shore Landscaping will not result in any significant, unmitigated adverse impact of the man-made or natural environment.

SECTION 20.0 REFERENCES

New Jersey Department of Environmental Protection Division of Parks and Forestry, Office of Natural Lands Management, the State of New Jersey Endangered Plant Species List.

New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management, Natural Heritage Database and Landscape Project (*Version 3.3*).

New Jersey Department of Environmental Protection, GeoWeb Mapping Program.

New Jersey Department of Environmental Protection, Historic Preservation Office, New Jersey and National Registers of Historic Places.

Neptune Township Tax Records, Tax Mapping, and selected files and records.

Neptune Township Ordinance Article VIII, Section 811.01.

Township of Neptune New Jersey Land Development Ordinance Volume II dated July 24, 2000 last amended November 10, 2003.

United States Department of Agriculture, Soil Survey of Monmouth County, New Jersey, April 1989.

“Use Variance Plan, prepared for Block 3001, Lot 6, Township of Neptune, Monmouth County, New Jersey,” prepared by D.S. Engineering, P.C. dated November 29, 2022.

APPENDIX A
FIGURES

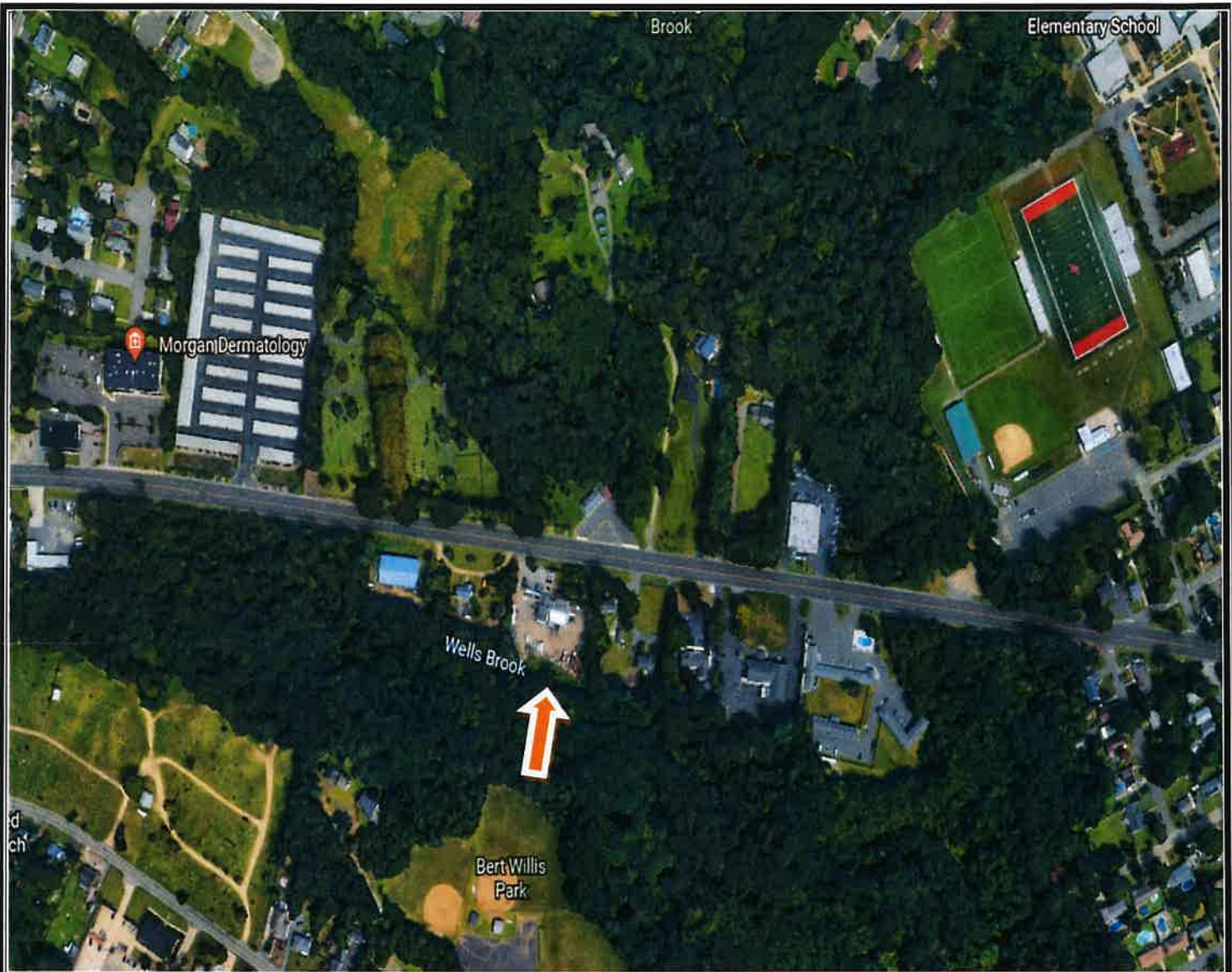
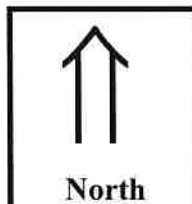


Figure 1 – Site Location Map

BLOCK: 3001 LOT: 6
MUNICIPALITY: TOWNSHIP OF NEPTUNE
COUNTY / STATE: MONMOUTH/NEW JERSEY



JOB NO: 22-185

SOURCE: GOOGLE EARTH
SCALE (APPROX.) 1" = 2,400'

ENVIRONMENTAL MANAGEMENT GROUP, INC.
1705 Bay Avenue – Suite 6 Phone: (732) 282-2222
Point Pleasant, NJ 08742-4505

Email: Info@EMG-Environmental.com

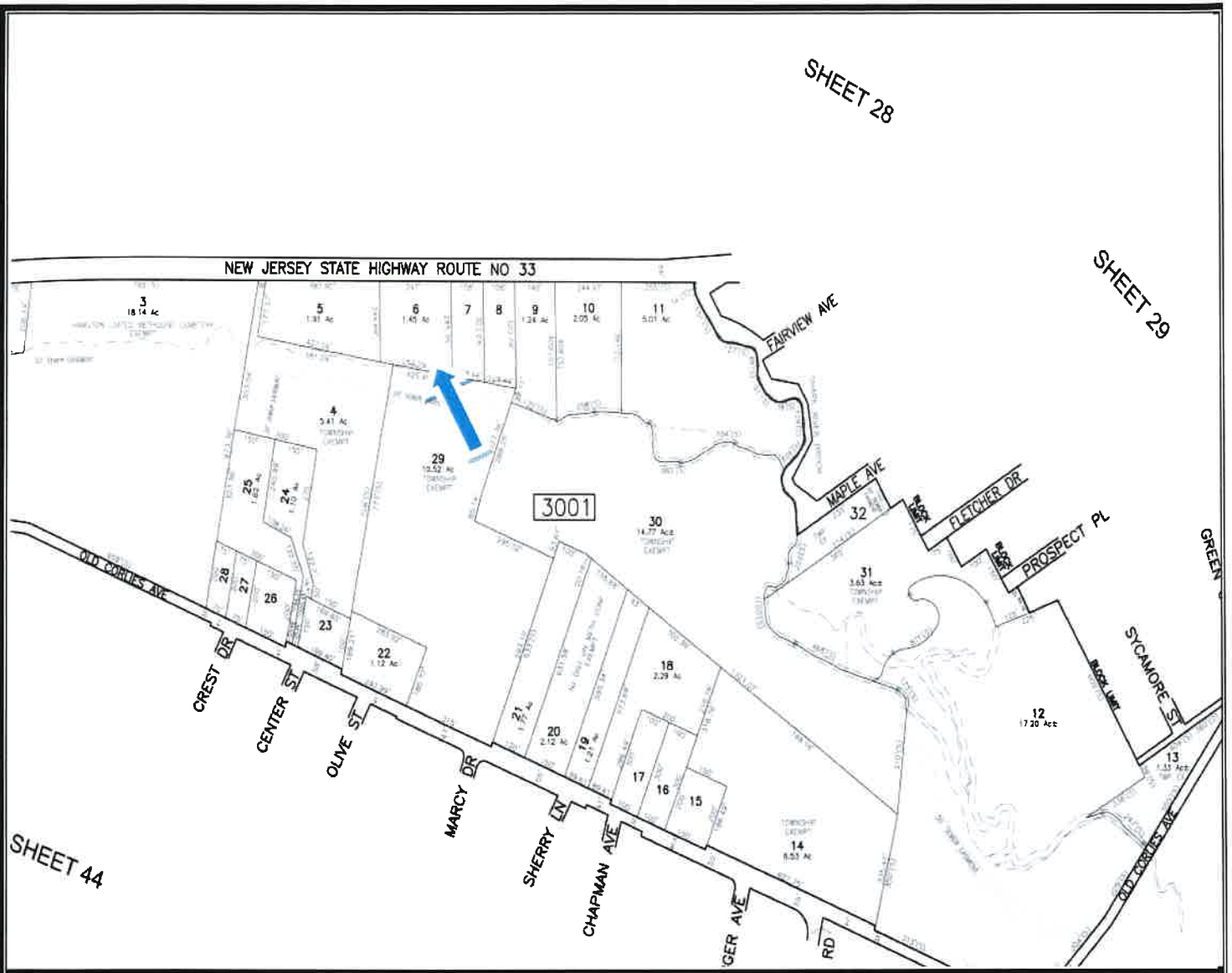
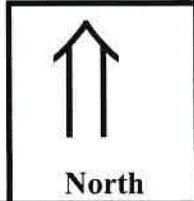


Figure 2 – Tax Map

BLOCK: 3001 TAX LOT: 6
MUNICIPALITY: TOWNSHIP OF NEPTUNE
COUNTY / STATE: MONMOUTH / NEW JERSEY



JOB NO: 22-185

ENVIRONMENTAL MANAGEMENT GROUP

SOURCE: NEPTUNE TOWNSHIP TAX MAP
SCALE (APPROX.) 1" = N.T.S.

ENVIRONMENTAL MANAGEMENT GROUP, INC.
 1705 Bay Avenue – Suite 6 Phone: (732) 282-2222
 Point Pleasant, NJ 08742-4505

Email: Info@EMG-Environmental.com

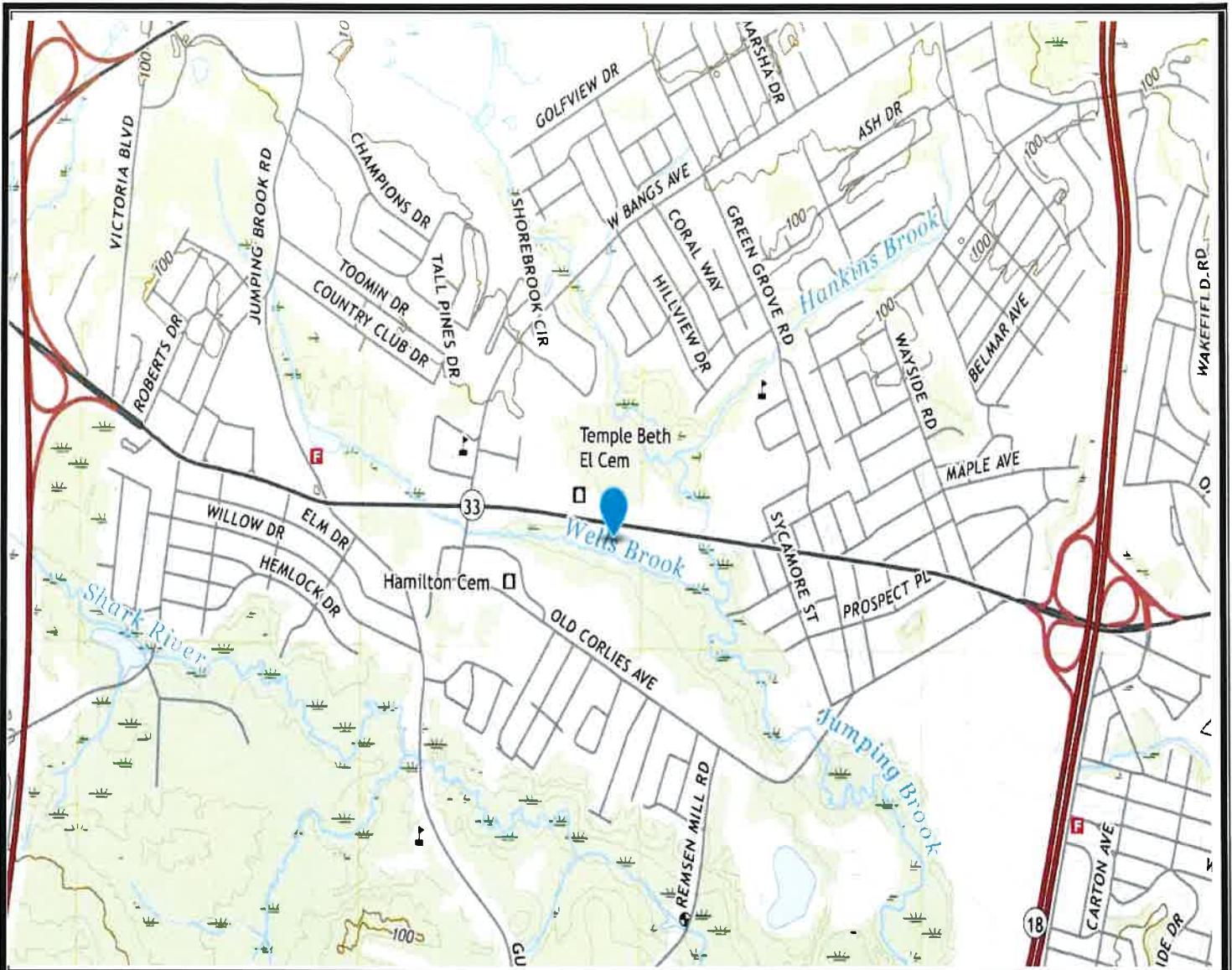


Figure 3 – U.S.G.S. Topographic Map

BLOCK: 3001 TAX LOT: 6
MUNICIPALITY: TOWNSHIP OF NEPTUNE
COUNTY / STATE: MONMOUTH / NEW JERSEY



JOB No: 22-185

SOURCE: U.S.G.S. ASBURY PARK, N.J. QUAD
SCALE N.T.S.

ENVIRONMENTAL MANAGEMENT GROUP, INC.
1705 Bay Avenue – Suite 6 Phone: (732) 282-2222
Point Pleasant, NJ 08742-4505

Email: Info@EMG-Environmental.com



Figure 4 – Soils Map USDA/SCS

BLOCK: 3001 TAX LOTS: 6
MUNICIPALITY: TOWNSHIP OF NEPTUNE
COUNTY / STATE: MONMOUTH/ NEW JERSEY



North



JOB NO: 22-185

SOURCE: USDA SOIL MAPPING
SCALE (APPROX.) 1" = N.T.S.

ENVIRONMENTAL MANAGEMENT GROUP, INC.
1705 Bay Avenue – Suite 6 Phone: (732) 282-2222
Point Pleasant, NJ 08742-4505

Email: Info@EMG-Environmental.com

APPENDIX B
SITE PHOTOGRAPHS

Photograph 1



Shown is the dwelling converted for office use.

Photograph 2



Shown is the attached garage on the west side of the office.

Photograph 3



Shown is the east side of the dwelling/office.

Photograph 4



The view is facing south looking onto the subject property from the easterly driveway.

Photograph 5



Taken at the same location as Photograph 5, the view is facing west looking along the Route 33 site frontage.

Photograph 6



Shown are materials, supplies and a variety of equipment associated with the landscape operations.

Photograph 7



Shown are materials, supplies and a variety of equipment associated with the landscape operations.

Photograph 8



Shown are landscape contracting materials, vehicles and equipment.

Photograph 9



Shown are landscape contracting materials, vehicles and equipment.

Photograph 10



The view is facing south looking onto the subject property at the westerly driveway.

Photograph 11



The view is facing down looking towards freshwater wetlands at or near the southeast property corner.

Photograph 12



The view is facing west looking along a portion of Wells Brook.

Photograph 13



This photograph taken from along Wells Brook is facing north.

Photograph 14



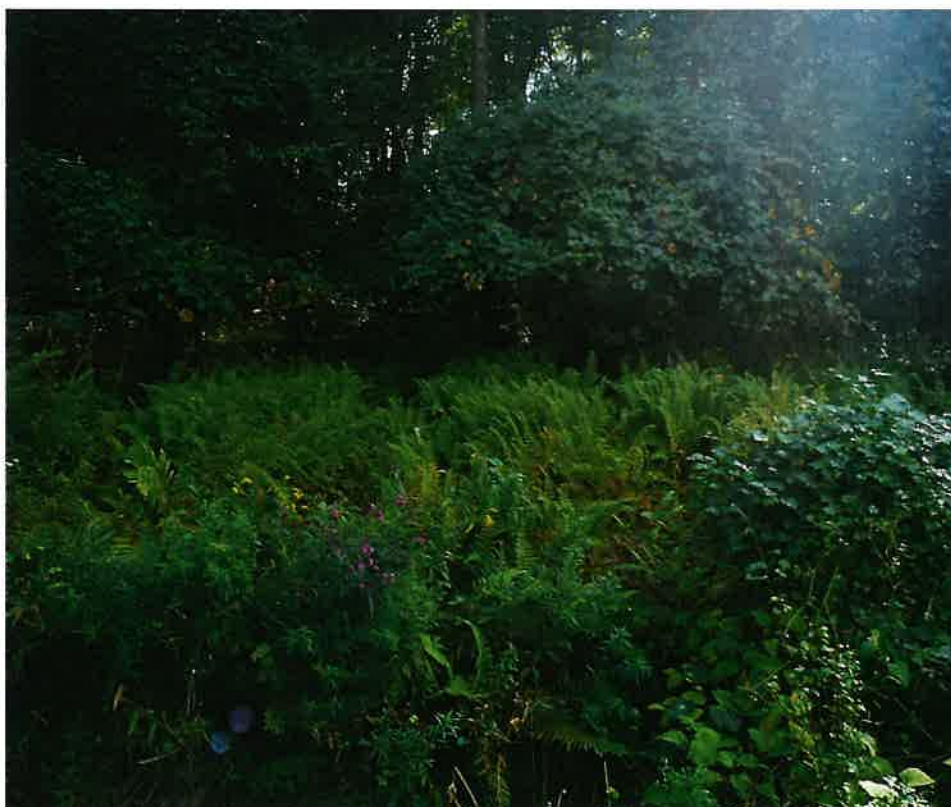
This photograph is taken along the proposed wetlands/waters limits at flag point W-7.

Photograph 15



This photograph is taken along a portion of Wells Brook in the westerly portion of the subject property.

Photograph 16



Shown is a portion of the wetlands at or near the southwest property corner.

APPENDIX C
NJDEP LOI DOCUMENTS

07-235



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation

P.O. Box 439, Trenton, New Jersey 08625

FAX # (609) 777-3656

Web Site: www.state.nj.us/dep/landuse

JON S. CORZINE
Governor

LISA P. JACKSON
Commissioner

Peter Ritchings
Environmental Management Group, Inc.
1955 Route 34, Bldg. 3-D
Wail, NJ 07719

JUN 09 2008

Freshwater Wetlands Letter of Interpretation/Line Verification

File No.: 1334-07-0007.1 FWW070001
Applicant: Ryal Holdings, LLC
Blocks: 7013; Lot: 8
Township of Neptune, Monmouth County

Dear Mr. Ritchings:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of freshwater wetlands and waters on the referenced property. It remains valid for 5 years from the issuance date.

In accordance with established agreements, the New Jersey Department of Environmental Protection, Division of Land Use Regulation ("DLUR") is the lead agency for establishing the extent of State and Federally regulated wetlands and waters within the State. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency retain the right to reevaluate and modify a jurisdictional determination should information prove to be incomplete or inaccurate.

Based upon information submitted, the Division has determined that the freshwater wetland and/or State open water boundary line as shown on the plan sheet entitled, "PRELIMINARY & FINAL SITE PLAN, WETLANDS LOCATION PLAN, BLOCK 7013 - LOT 8, TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, N.J.," dated July 2, 2007, unrevised, and prepared by R.C. Associates Consulting, Inc., is accurate as shown.

The wetlands/waters boundary line, as determined in this letter, must be shown on any future site development plans. The line should be labeled with the above DLUR file number and the following note: "Waters Boundary Line as verified by NJDEP on....(date of this letter)...., File No. (as referenced above)".

Wetlands Resource Value Classification ("RVC")

Intermediate: All Flag points. [50 foot wetland buffer]

RVC may affect requirements for wetland and/or transition area permitting. Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing Freshwater Wetlands Protection Act rules at N.J.A.C. 7:7A-1 et seq. for additional information.

General 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. For exceptional resource value wetland reclassification requests, refer to N.J.A.C. 7:7A-2.4(c).

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.

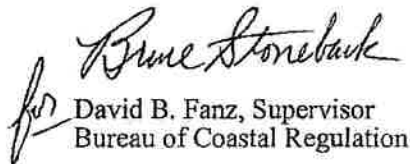
This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system. Furthermore, 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. Hearing requests received after 30 days of publication notice shall be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep. [See *General Information section above for initial resource value appeal protocol*]

Please contact Robert Kozachek of our staff at (609) 777-0454 if you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,


David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Township of Neptune Municipal Clerk
Township of Neptune Municipal Construction Official

1334-07-0007.1

PRELIMINARY & FINAL SITE PLAN
WETLANDS LOCATION PLAN

BLOCK 7013 - LOT 8
TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, N.J.

R.C. ASSOCIATES
Consulting, Inc.

Valley Park Professional Center
2517 Route 35 Building P Suite 101
Manasquan, New Jersey, 08736
Ph. 732-528-0141 • Fax 732-528-1060

RAY CARPENTER P.E.


N.J.P.E. Lic. No. 23223

C.A. #24GA28108800

DRN BY: ACAD

DATE: 7/2/07

SCALE: AS SHOWN

JOB #: 2006.55

SHEET: 1 OF 1



**ENVIRONMENTAL
MANAGEMENT
G R O U P**

™

1705 Bay Avenue, Suite 6
Pt. Pleasant, NJ 08742-4505
Phone: (732) 282-2222
E-mail: Info@EMG-Environmental.com



January 19, 2023

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF LAND RESOURCE PROTECTION
BUREAU OF INLAND REGULATION
MAIL CODE 501-02A, PO Box 420
TRENTON, NJ 08625-0420**

ATTENTION: APPLICATION SUPPORT UNIT

**REGARDING: APPLICATION FOR FRESHWATER WETLAND LETTER OF INTERPRETATION/
LINE VERIFICATION
3324 HIGHWAY 33
BLOCK 3001, LOT 6
TOWNSHIP OF NEPTUNE
MONMOUTH COUNTY, NJ
NJDEP FILE: 1334-07-0007.1
EMG FILE: 22-185**

**APPLICANT: RYAL HOLDINGS, LLC
9 NORTH WOODS ROAD
OCEAN, NJ 07712**

To Whom It May Concern:

On behalf of the applicant, Environmental Management Group, Inc. (EMG) is submitting for the Department's review, this application for a **Letter of Interpretation, Line Verification**, for the above-referenced site.

SUBJECT PROPERTY

The subject property is located along the south side of New Jersey State Highway Route 33, approximately 1,600 ± linear feet east of West Bangs Avenue.

The subject property is developed with a one-story, ranch style dwelling that has been converted for office use with a series of attached and detached accessories structures and storage trailers, asphalt paved access driveways, areas of asphalt pavement, landscape paver covered surfaces and areas of compacted gravel and maintained lawn and landscaped areas.

COMPREHENSIVE ENVIRONMENTAL CONSULTING SERVICES

A stream by the name of Wells Brook flows along the southerly boundary of the subject property.

NJDEP PROPERTY HISTORY

A Freshwater Wetlands Letter of Interpretation, Line Verification was issued in connection with the subject property on June 9, 2008 (File #1334-07-007.1 FWW07001).

A Notice of Violation was issued in connection with the subject property on February 21, 2008 (PEA08001-1334-07-007.1).

A copy of the June 2008 Letter of Interpretation and correspondence related to the Notice of Violation accompany this letter.

A review of the New Jersey Department of Environmental Protection (NJDEP) Landscape Project Mapping, Piedmont Plains Region, (*Version 3.3*), as viewed on the Department's GeoWeb Mapping Program, identifies the following habitats within the subject site:

- Rank 1 – Residential, Rural, Single Unit

RESULTS OF FIELD STUDY

A Wetland Delineation Field Study was performed in connection with the subject properties by EMG on September 13, 2022. The Wetland Delineation Field Study concentrated on the evaluation of existing vegetation, shallow subsurface soil conditions and aspects of hydrology concentrating on lower elevations in the undeveloped south end of the subject property.

The wetland boundary for the subject property conforms to the base of an excessively steep slope along the southerly property boundary.

- **Proposed Wetland/Waters Limits**

As a result of the September 13, 2022 Wetland Delineation Field Study, EMG identified and delineated freshwater wetlands/waters within the subject property.

The proposed wetland/waters limits, as determined during this study, are indicated in the northerly portion of the subject site by a series of pink and blue consecutively numbered flag points starting at **W-1** located at or near the southeasterly property boundary and terminating at **W-9**, which may be just off-site within adjoining Lot 5.

Due to the density of the existing vegetation, some of the flag points that have been placed may be difficult to locate for survey purposes. The area between flag points **W-8** and **W-9** *is particularly dense*.

The proposed wetlands/waters limits conform to the base of the steep slope at the south end of the subject property and within close proximity to Wells Brook.

The surveyed proposed wetland limits are depicted on the plan entitled, “Topographic Survey of Property, Tax Lot 6, Block 3001, Township of Neptune, Monmouth County, New Jersey,” prepared by Lakeland Surveying dated October 13, 2022 last revised February 7, 2023.

Pursuant to N.J.A.C. 7:7A-4.5 & 16.3 this application package contains the following items:

- A completed and executed Division of Land Resource Protection Application Form (DLUR);
- A copy of a completed NJDEP Freshwater Wetlands Letter of Interpretation (LOI) Application Checklist;
- A copy of the Letter of Interpretation, Line Verification application issued in connection with the subject property on June 9, 2008;
- Correspondence related to the February 21, 2008 Notice of Violation;
- Two (2) copies of a signed and sealed plan entitled, “Topographic Survey of Property, Tax Lot 6, Block 3001, Township of Neptune, Monmouth County, New Jersey,” prepared by Lakeland Surveying dated October 13, 2022 last revised February 7, 2023.
- A series of four (4) completed **Routine On-Site Determination Method Data Forms** keyed to soil boring locations shown on the Boundary and Topographic Survey Plan.
- A series of figures depicting the location of the subject site on a local road map, the Township of Neptune Tax Map, the Asbury Park, New Jersey USGS Topographic Quad Map and USDA Soil Mapping.
- A series of captioned, color site photographs. The location and direction of each photograph is shown on the plan entitled, “Topographic Survey of Property, Tax Lot 6, Block 3001, Township of Neptune, Monmouth County, New Jersey,” prepared by Lakeland Surveying dated October 13, 2022 last revised February 7, 2023.
- A copy of the certified list of property owners within 200 ft. of the subject site as provided by the Township of Neptune Tax Assessor’s Office, and photocopied correspondence and certified mail receipts demonstrating that all required parties have received appropriate notice of this application via certified mail.
- The Statement of Qualifications of Mr. Peter Ritchings, Agent for the Applicant.

*NJDEP – Bureau of Inland Regulation
Application for Letter of Interpretation, Line Verification
3324 Highway 33, Block 3001, Tax Lot 6
Township of Neptune, Monmouth County, NJ*

*Page 4
EMG File: 22-185*

On behalf of the applicant, I request that you review the enclosed materials at your earliest opportunity.

Once a Department file number has been issued and a review person has been assigned, please inform this office.

Please direct any questions or comments regarding this application to my attention.

Very truly yours,

ENVIRONMENTAL MANAGEMENT GROUP, INC.



**PETER RITCHINGS
PRESIDENT**

PR/SK

ENCLOSURES

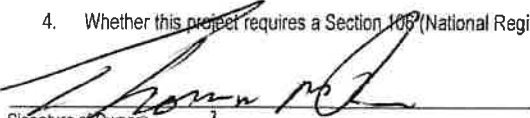
**CC: TOM ROSS - RYAL HOLDINGS, LLC
TIM MIDDLETON, ESQ.**

A. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the **owner of the property** upon which the proposed work is to be done. This endorsement is certification that the owner/easement holder grants permission for the conduct of the proposed activity. In addition, written consent is hereby given to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s) or survey(s) of the property in question.

In addition, the undersigned property owner hereby certifies:

1. Whether any work is to be done within an easement? Yes No
(If answer is "Yes" – Signature/title of responsible party is required below)
2. Whether any part of the entire project will be located within property belonging to the State of New Jersey? Yes No
3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres? Yes No
4. Whether this project requires a Section 106 (National Register of Historic Places) Determination as part of a federal approval? Yes No


 Signature of Owner
 9/18/22
 Date
 Ryal Holdings, LLC
 Print Name
 THOMAS M LEE

 Signature of Owner/Easement Holder

 Date

 Print Name/Title

B. APPLICANT'S AGENT

I, Ryal Holdings, LLC, the Applicant/Owner and _____, co-Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

Peter Ritchings
 Name of Agent
Environmental Consultant
 Occupation/Profession of Agent

 Signature of Applicant/Owner

 Signature of co-Applicant/Owner

AGENT'S CERTIFICATION:

I agree to serve as agent for the above-referenced applicant:


 Signature of Agent

Environmental Management Group, Inc.
 Name of Firm

C. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

 Signature

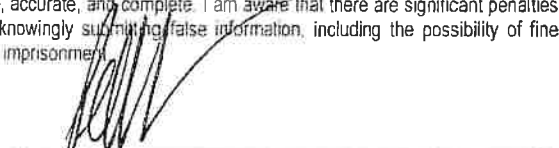
 Print Name

 Position & Name of Firm

 Professional License # Date

D. STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.


 Signature
Peter Ritchings
 Print Name
President, Environmental Management Group, Inc.
 Position & Name of Firm

 Professional License # Date

A. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the **owner of the property** upon which the proposed work is to be done. This endorsement is certification that the owner/easement holder grants permission for the conduct of the proposed activity. In addition, written consent is hereby given to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection(s) or survey(s) of the property in question.

In addition, the undersigned property owner hereby certifies:

1. Whether any work is to be done within an easement? Yes No
(If answer is "Yes" – Signature/title of responsible party is required below)
2. Whether any part of the entire project will be located within property belonging to the State of New Jersey? Yes No
3. Whether any work is to be done on any property owned by any public agency that would be encumbered by Green Acres? Yes No
4. Whether this project requires a Section 106 (National Register of Historic Places) Determination as part of a federal approval? Yes No

Signature of Owner _____
 Date _____
 Ryal Holdings, LLC
 Print Name _____

Signature of Owner/Easement Holder _____
 Date _____
 Print Name/Title _____

B. APPLICANT'S AGENT

I, Ryal Holdings, LLC, the Applicant/Owner and _____, co-Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

Peter Ritchings
 Name of Agent _____
Environmental Consultant
 Occupation/Profession of Agent _____

Signature of Applicant/Owner _____
 Signature of co-Applicant/Owner _____

AGENT'S CERTIFICATION:

I agree to serve as agent for the above-referenced applicant:

Signature of Agent _____

Environmental Management Group, Inc.
 Name of Firm _____

C. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

Signature _____
Jeffrey S. Grunn
 Print Name _____
PLS - Lakeland Surveying, Inc
 Position & Name of Firm _____
246504339900 2/16/2023
 Professional License # _____ Date _____

D. STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS (other than engineering)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for knowingly submitting false information, including the possibility of fine and imprisonment.

Signature _____
Peter Ritchings
 Print Name _____
President, Environmental Management Group, Inc.
 Position & Name of Firm _____
 Professional License # _____ Date _____



Effective October 5, 2021, applications for most land use authorizations and permits **must** be submitted electronically through **NJDEP Online**. Such applications include general permits, individual permits, water quality certificates, freshwater wetland transition area waivers, and associated flood hazard area verifications. Paper applications will **NOT** be accepted for the aforementioned types of authorizations and permits.

Paper applications **will be accepted** for Letters of Interpretations, modifications to existing permits/authorizations, extension requests for existing permits/authorizations, applicability determinations, Highlands Area applications, stand-alone Flood Hazard Verifications, and consistency determinations. For more information, please visit https://www.nj.gov/dep/landuse/eservices/lur_auth_permits.html.

FEE CALCULATION TIPS:

- Whenever the calculation requires an acreage figure (including the Stormwater calculations), you will need to round **UP** to the nearest whole number, for example: 0.25 acres gets rounded up to one (1) acre or 2.61 acres gets rounded up to three (3) acres.
- The stormwater review fee is applied only one time per project, maximum of \$20,000, regardless of multiple applications.

APPLICATION(S) FOR: Please check each permit/authorization that you are applying for and fill in the labeled fee (to be paid) in this "Fee Paid" column.

	Coastal Applications	Fee Amount	Fee Paid
<input type="checkbox"/>	Modification of a Coastal GP	\$500	
<input type="checkbox"/>	Minor Technical Modification of a Coastal Wetland Permit	\$500 x ___ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a CAFRA IP	\$500 x ___ # of items to be revised	
<input type="checkbox"/>	Minor Technical Modification of a Waterfront IP	\$500 x ___ # of items to be revised	
<input type="checkbox"/>	Major Technical Modification of a Coastal Wetland Permit	0.30 x ___ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a CAFRA IP	0.30 x ___ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Major Technical Modification of a Waterfront IP	0.30 x ___ original fee = Fee (Minimum \$500)	
<input type="checkbox"/>	Zone Letter (Waterfront Development Exemption)	\$500	
<input type="checkbox"/>	CAFRA Exemption Request	\$500	
<input type="checkbox"/>	CZM General Permit Extension	\$240 x ___ # of GPs to be extended	
<input type="checkbox"/>	Waterfront Development Individual Permit - Extension (Waterward of MHWL)	0.25 x ___ original fee = Fee (Maximum \$3,000)	
<input type="checkbox"/>	Meadowlands District Water Quality Certificate	\$5,000 + (\$2,500 x ___ # acres regulated area disturbed)	
<input type="checkbox"/>	Individual Permit Equivalency/CERCLA	No Fee	

	Consistency Determination	Fee Amount	Fee Paid
<input type="checkbox"/>	Water Quality Certificate (NOTE: No fee required under the coastal program)	\$5,000 + (\$2,500 x ___ # acres regulated area disturbed)	
<input type="checkbox"/>	Federal Consistency	No Fee	

	Applicability Determinations	Fee Amount	Fee Paid
<input type="checkbox"/>	Coastal Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Flood Hazard Applicability Determination	No Fee	No Fee
<input type="checkbox"/>	Highlands Jurisdictional Determination	No Fee	No Fee
<input type="checkbox"/>	Executive Order 215	No Fee	No Fee

	Letter of Interpretation	Fee Amount	Fee Paid
<input type="checkbox"/>	LOI Presence Absence	\$1,000.00	
<input type="checkbox"/>	LOI Footprint of Disturbance (3 Maximum)	\$1,000.00 each	
<input type="checkbox"/>	LOI Delineation < 1.00 Acres	\$1,000.00	
<input checked="" type="checkbox"/>	LOI Verification	\$1,000 + (\$100 x 1.45 ___ # of acres of the site)	\$1,200.00
<input type="checkbox"/>	LOI Partial Site Verification	\$1,000 + (\$100 x ___ # of acres of the site subject to LOI)	
<input type="checkbox"/>	LOI Extension Presence/Absence, Footprint, Delineation < 1 acre (Re-Issuance)	\$500	
<input type="checkbox"/>	LOI Extension Line Verification (Re-Issuance)	0.50 x ___ original fee (Minimum \$500)	

	Freshwater Wetlands Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	FWGP Administrative Modification	No fee	
<input type="checkbox"/>	FWGP Minor technical modification	\$500.00	
<input type="checkbox"/>	FWGP Major technical modification	\$500.00	
<input type="checkbox"/>	Individual Permit Administrative Modification	No Fee	
<input type="checkbox"/>	Individual Permit Minor Technical Modification	\$500.00	
<input type="checkbox"/>	Individual Permit Major Technical Modification	0.30 x ___ original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Administrative Modification	No Fee	
<input type="checkbox"/>	TAW Minor Technical Modification	\$500.00	
<input type="checkbox"/>	TAW Major Technical Modification	0.30 x ___ original fee (Minimum \$500)	
<input type="checkbox"/>	FWGP Extension	\$500 x ___ # of items to be extended	
<input type="checkbox"/>	Individual Permit/Open Water Permit Extension	0.30 x ___ original fee (Minimum \$500)	
<input type="checkbox"/>	TAW Extension	\$500 x ___ # of items to be extended	
<input type="checkbox"/>	Freshwater Wetlands Exemption	\$500.00	
<input type="checkbox"/>	TAW Exemption	\$500.00	
<input type="checkbox"/>	Permit Equivalency/CERCLA	No Fee	

APPLICATION(S) FOR: Please check each permit/authorization that you are applying for and fill in the calculated fee (for each) in the "Fee Paid" column.

	Flood Hazard Area Authorizations	Fee Amount	Fee Paid
<input checked="" type="checkbox"/>	FHA GP Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA GP Minor technical modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA GP Major technical modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Individual Permit Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Individual Permit Minor Technical Modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA Individual Permit Major Technical Modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA Verification Administrative Modification	No Fee	No Fee
<input type="checkbox"/>	FHA Verification Minor Technical Modification	\$500 x _____ # of project elements to be revised	
<input type="checkbox"/>	FHA Verification Major Technical Modification	0.30 x _____ original fee (Minimum \$500)	
<input type="checkbox"/>	FHA GP Extension	\$240	
<input type="checkbox"/>	FHA Individual Permit Extension	0.25 x _____ original fee	
<input type="checkbox"/>	FHA Verification Extension of Methods 1, 2, 3, 5, or Riparian Zone Only	\$240	
<input type="checkbox"/>	FHA Verification Extension of Methods 4 or 6	0.25 x _____ original fee	
<input checked="" type="checkbox"/>	FHA Individual Permit Equivalency/CERCLA	No Fee	No Fee

NOTE: Flood Hazard verifications may be submitted via a paper application ONLY when not submitted in conjunction with any permit/authorization required to be submitted electronically.

	Flood Hazard Area Verifications	Fee Amount	Fee Paid
<input type="checkbox"/>	Verification-Delineation of Riparian Zone Only	\$1,000	
<input type="checkbox"/>	Verification-Method 1 (DEP Delineation) *	\$1,000	
<input type="checkbox"/>	Verification-Method 2 (FEMA Tidal Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 3 (FEMA Fluvial Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 4 (FEMA Hydraulic Method)	\$4,000 + (\$400 x per 100 linear feet)	
<input type="checkbox"/>	Verification-Method 5 (Approximation Method) *	\$1,000	
<input type="checkbox"/>	Verification-Method 6 (Calculation Method)	\$4,000 + (\$400 x per 100 linear feet)	

	Stormwater Review Fee (Maximum Fee = \$20,000)	Fee Amount	Fee Paid
<input type="checkbox"/>	Stormwater Review (Fee is calculated by adding the base fee to the specific elements below)	\$3,000 Base Fee	
	Review of Groundwater Calculations	+ \$250 x _____ # acres disturbed	
	Review of Runoff Quantity Calculations	+ \$250 x _____ # acres disturbed	
	Review of Water Quality Calculations	+ \$250 x _____ # acres impervious surface	
	Total	Stormwater Review Fee	

	Freshwater Wetlands Authorizations	Fee Amount	Fee Paid
<input type="checkbox"/>	Pre-application Meeting	\$500.00	
<input type="checkbox"/>	Resource Area Determination Boundary Delineation < one acre	\$500.00	
<input type="checkbox"/>	Resource Area Footprint of Disturbance	\$500 + (\$50 x _____ # of acres of the site)	
<input type="checkbox"/>	Resource Area Determination Verification (> one acre)	\$750 + (\$100 x _____ # of acres of the site)	
<input type="checkbox"/>	Resource Area Determination Extension	0.25 x _____ original fee (Minimum \$250)	
<input type="checkbox"/>	Preservation Area Approval (PAA)		
<input type="checkbox"/>	PAA with Waiver (Specify type below)		
	Waiver Type:		
<input type="checkbox"/>	HPAAGP 1/ Habitat Creation/Enhance	No Fee	No Fee
<input type="checkbox"/>	HPAAGP 2 Bank Stabilization	\$500	
<input type="checkbox"/>	HPAA Extension	\$1,000	

TOTAL FEE:	\$1,200.00
CHECK NUMBER:	122

*Fee not applicable to (1) SFH

APPLICANT NAME: Ryal Holdings, LLC

FILE # (if known): 1334-07-0007.1

APPLICATION FORM - APPENDIX I

Section 1: Please provide the following information for the overall project site. All area measurements shall be recorded **in acres to the nearest thousandth** (0.001 acres).

<u>PROPOSED:</u>	<u>PRESERVED</u>	<u>UNDISTURBED</u>	<u>DISTURBED</u>
RIPARIAN ZONE			
CZMRA FORESTED (CZMRA IP - Only)			
E & THABITAT Endangered and/or Threatened			
FRESHWATER WETLANDS			

Section 2: Please provide the following information for each permit/authorization requested pursuant to the Freshwater Wetlands Protection Act. All area measurements shall be recorded **in acres to the nearest thousandth** (0.001 acres). Use additional sheets if necessary

PERMIT TYPE	WETLAND TYPE Emergent, Forest, Shrub, Etc.	RESOURCE CLASSIFICATION Ordinary, Intermediate, Exceptional, EPA, Etc.	
<u>PROPOSED DISTURBANCE:</u>	<u>WETLANDS</u>	<u>TRANSITION AREA</u>	<u>SOW</u>
FILLED			
EXCAVATED			
CLEARED			
TEMPORARY DISTURBANCE			

PERMIT TYPE	WETLAND TYPE Emergent, Forest, Shrub, Etc.	RESOURCE CLASSIFICATION Ordinary, Intermediate, Exceptional, EPA, Etc.	
<u>PROPOSED DISTURBANCE:</u>	<u>WETLANDS</u>	<u>TRANSITION AREA</u>	<u>SOW</u>
FILLED			
EXCAVATED			
CLEARED			
TEMPORARY DISTURBANCE			

APPENDIX D
STATEMENT OF QUALIFICATIONS



**ENVIRONMENTAL
MANAGEMENT
G R O U P**

1705 Bay Avenue, Suite 6
Pt. Pleasant, NJ 08742-4505
Phone: (732) 282-2222
E-mail: Info@EMG-Environmental.com



**PROFESSIONAL HISTORY/QUALIFICATIONS
MR. PETER RITCHINGS
PRESIDENT**

Peter Ritchings is President and founder of *Environmental Management Group, Inc.* As President, Director of Operations and Senior Environmental Biologist, Mr. Ritchings has developed, directed and taken part in *thousands* of environmental assignments related to natural resource inventory, environmental impact assessment, wetlands identification and delineation, coastal projects, land use regulation and permitting and environmental site assessment/investigation.

Mr. Ritchings professional environmental consulting career began in 1984.

In over 39 years as a professional environmental consultant, Mr. Ritchings has attained considerable experience in the following areas:

- Coastal/Waterfront Development Permitting
- Delineation of Freshwater and Coastal Wetlands
- Wetland Permitting/Approvals
- Wetland Mitigation
- Natural Resource Inventory
- Environmental Impact Assessment
- Wildlife Inventory/Habitat Evaluation
- Threatened and Endangered Species Evaluation
- Phase I & II Environmental Site Assessments
- Industrial Site Recovery Act (ISRA)

Over the last 39 years, Mr. Ritchings has been retained to provide expert environmental assessment/evaluation and permitting services on behalf a diverse clientele consisting of public and private corporations, professional organizations, real estate investors and developers, Municipal, County and State governmental agencies and boards, private citizens and public interest groups.

Mr. Ritchings has represented his clients' interests before local, State and Federal Review Boards and Agencies and is experienced in providing expert testimony before local Environmental Commissions and Planning Boards and State and Federal regulatory agencies.

EDUCATION

Mr. Ritchings earned a B.S. in Forest and Environmental Biology from the College of Environmental Science and Forestry at Syracuse.

Mr. Ritchings has augmented his college education by completing a number of continuing education courses and certification seminars involving a wide variety of environmental topics.

PROFESSIONAL HISTORY

Mr. Ritchings' professional environmental career began in 1982 at Wave Hill, New York City owned and operated Cultural Institution in Riverdale, New York. At Wave Hill, Mr. Ritchings held positions in the Natural History and Environmental Education Departments.

For the period 1984 through 1988, Mr. Ritchings was Project Manager and Senior Environmental Biologist for a multi-disciplinary engineering, planning and environmental consulting firm.

President Environmental Management Group, Inc. (EMG) 1988 – Present.

COMMUNITY INVOLVEMENT

As a **community volunteer**, Mr. Ritchings presently serves as the Environmental Commission Chair, the Dune Inspector, a Shade Tree Commission member and Chair of the Planning Board in his hometown.