

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Version 01.1

* 1.a. Type of Submission: <input checked="" type="checkbox"/> Application <input type="checkbox"/> Plan <input type="checkbox"/> Funding Request <input type="checkbox"/> Other * Other (specify) <input type="text"/>		* 1.b. Frequency: <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Other * Other (specify) <input type="text"/>		* 1.d. Version: <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Resubmission <input type="checkbox"/> Revision <input type="checkbox"/> Update	
		* 2. Date Received: <input type="text" value="05/10/2013"/>	STATE USE ONLY:		
		3. Applicant Identifier: <input type="text"/>	5. Date Received by State: <input type="text"/>		
		4a. Federal Entity Identifier: <input type="text"/>	6. State Application Identifier: <input type="text"/>		
		4b. Federal Award Identifier: <input type="text"/>			
1.c. Consolidated Application/Plan/Funding Request? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <input type="text" value="Explanation"/>					
7. APPLICANT INFORMATION:					
* a. Legal Name: <input type="text" value="New Jersey Department of Transportation"/>					
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="21-6000928"/>			* c. Organizational DUNS: <input type="text" value="8066571770000"/>		
d. Address:					
* Street1: <input type="text" value="1035 Parkway Avenue"/>			Street2: <input type="text"/>		
* City: <input type="text" value="Trenton"/>			County: <input type="text"/>		
* State: <input type="text" value="NJ: New Jersey"/>			Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>			* Zip / Postal Code: <input type="text" value="08625-0600"/>		
e. Organizational Unit:					
Department Name: <input type="text"/>			Division Name: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this submission:					
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Genevieve"/>		Middle Name: <input type="text" value="Boehm"/>		
* Last Name: <input type="text" value="Clifton"/>			Suffix: <input type="text"/>		
Title: <input type="text" value="Project Manager"/>					
Organizational Affiliation: <input type="text" value="New Jersey Department of Transportation"/>					
* Telephone Number: <input type="text" value="609-530-4772"/>			Fax Number: <input type="text" value="609-530-4860"/>		
* Email: <input type="text" value="Genevieve.Boehm-Clifton@dot.state.nj.us"/>					

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

Version 01.1

*** 8a. TYPE OF APPLICANT:**

A: State Government

* Other (specify):

b. Additional Description:

*** 9. Name of Federal Agency:**

Fish and Wildlife Service

10. Catalog of Federal Domestic Assistance Number:

CFDA Title:

11. Areas Affected by Funding:

Statewide

12. CONGRESSIONAL DISTRICTS OF:

* a. Applicant:

12

b. Program/Project:

All

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

13. FUNDING PERIOD:

a. Start Date:

01/01/2014

b. End Date:

12/31/2018

14. ESTIMATED FUNDING:

* a. Federal (\$):

38,625.00

b. Match (\$):

12,875.00

*** 15. IS SUBMISSION SUBJECT TO REVIEW BY STATE UNDER EXECUTIVE ORDER 12372 PROCESS?**

a. This submission was made available to the State under the Executive Order 12372 Process for review on:

b. Program is subject to E.O. 12372 but has not been selected by State for review.

c. Program is not covered by E.O. 12372.

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*** 16. Is The Applicant Delinquent On Any Federal Debt?**

Yes No

17. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I Agree

** This list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Mrs.

* First Name:

Genevieve

Middle Name:

Boehm

* Last Name:

Clifton

Suffix:

* Title:

Project Manager

Organizational Affiliation:

* Telephone Number:

609-530-4772

* Fax Number:

609-530-4860

* Email:

Genevieve.Boehm-Clifton@dot.state.nj.us

* Signature of Authorized Representative:

Linda Forrester

* Date Signed:

05/10/2013

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 06/30/2014

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<p>* SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> <p>Linda Forrester</p>	<p>* TITLE</p> <p>Project Manager</p>
<p>* APPLICANT ORGANIZATION</p> <p>New Jersey Department of Transportation</p>	<p>* DATE SUBMITTED</p> <p>05/10/2013</p>

SF-424D (Rev. 7-97) Back

Project Statement
Lighthouse Pointe Marina
EDA #6342

Lighthouse Pointe Marina is situated along the natural Grassy Sound Channel with access to the Delaware Bay and Atlantic Ocean. Fishing and recreational boating is a large part of our lifestyle and an economic mainstay for much of our area.

I. Link to Prominent Waypoints

As described above, Lighthouse Pointe Marina is located within a few miles of many points such as the Delaware Bay, Atlantic Ocean, Cape May, (one of the largest commercial fishing ports in the U.S.), numerous restaurants, shopping centers, family attractions, historical and cultural sites.

J. Green Design

The project was designed to incorporate green design such as low water flow fixtures, re-use of materials (floating docks were previously used by the United States Coast Guard), non-polluting materials and LED lighting.

DRAWINGS/MAPS/PHOTOGRAPHS

See attached.

ESTIMATED COSTS

The approval and construction of this project will allow the Lighthouse Pointe Marina to provide 10% of its slips for transient, non-trailerable recreational vessels.

	<u>Total</u>	<u>Funding Match</u>
Floating Transient Dock Purchase/Installation	\$32,000.00	\$8,000.00
Marine Fueling Station Installation/Construction	\$30,000.00	\$7,500.00
Bathhouse Construction	\$30,000.00	\$7,500.00
Engineering/Permitting	<u>\$20,000.00</u>	<u>\$5,000.00</u>
Total Costs:	<u>\$112,000.00</u>	<u>\$28,000.00</u>

Project Statement
Lighthouse Pointe Marina
EDA #6342

PRO-RATA SHARE OF PROJECT

	<u>Transient</u>	<u>Non-Transient</u>
Floating Transient Docks	\$32,000.00 (100%)	\$0.00
Marine Fuel Station	\$7,500.00 (25%)	\$22,500.00
Bathhouse	\$3,000.00 (10%)	\$27,000.00
Engineering/Permitting	<u>\$2,000.00 (45%)</u>	<u>\$11,000.00</u>
Totals:	<u>\$51,500.00 (46%)</u>	<u>\$60,500.00</u>

Lighthouse Pointe Marina shall be the sponsor to provide the 25% cost local match of the Federal funds. The 25% match shall be funded through the marina's operating and maintenance budget including the funds obtained through the anticipated marina fueling and transient dock rentals.

Since this is a new venue for Lighthouse Pointe Marina, the anticipated income is difficult to project. However, based on the seasonal nature of the business, it is anticipated that the transient slip rental may show an annual income of \$30,000.00 based on a rate of \$55/day.

The marine fueling station will be a new service for Lighthouse Pointe Marina but it is anticipated that an annual income of \$86,000.00 based on selling 20,000 gallons of fuel at an average price of \$4.25/gallon.

LETTER OF COMMITMENT

See attached.

Clarifications requested and received after due date:



Ortiz, Alberto <alberto_ortiz@fws.gov>

RE: Re: Lighthouse Point

1 message

Maffei, Joe <jmaffei@engineeringdesign.com>
To: Linda Forrester <Linda.Forrester@dot.state.nj.us>
Cc: "Alberto_Ortiz@fws.gov" <Alberto_Ortiz@fws.gov>

Thu, May 30, 2013 at 2:53 PM

Linda,

Historically, transient boats use more fuel than the permanent slip holders due to their anticipated travels. My past experiences with marinas, there is a turnover rate of about 2.5 for transient slips. Based on 10% transient slips and the 2.5 turnover rate, we calculate the transient boats will account for 25% of the fuel sales. This is an approximation since the fuel facility is a new venue for Lighthouse Pointe Marina.

Hope this information is acceptable.

Thanks again for your assistance.

Joseph H. Maffei, P.E., P.P., C.M.E.

Engineering Design Associates

5 Cambridge Drive

Ocean View, NJ 08230

(609) 390-0332 (office)

(609) 390-9204 (fax)

jmaffei@engineeringdesign.com (e-mail)

From: Linda Forrester [<mailto:Linda.Forrester@dot.state.nj.us>]
Sent: Thursday, May 30, 2013 2:20 PM
To: Maffei, Joe
Subject: Re: Re: Lighthouse Point

I am leaving for the day at 4. Please make sure you send your answers to me and copy Alberto_Ortiz@fws.gov in case I am gone. Thanks.

Linda Forrester
Administrative Analyst II
Bureau of Freight Services
609-530-5590 direct line
609-530-5270 fax
NJ Department of Transportation



Ortiz, Alberto <alberto_ortiz@fws.gov>

Fwd: Lighthouse Point Proposal Questions

1 message

Linda Forrester <Linda.Forrester@dot.state.nj.us>
To: Alberto Ortiz <Alberto_Ortiz@fws.gov>

Thu, May 30, 2013 at 9:09 AM

Hi Al,

-I just spoke to the person who wrote the grant. He will try to get someone to e-mail me the calculation that he used for question #1 this morning, but it is unlikely. The best explanation he has is the last paragraph on page 5. (He is at some type of sporting event right now and he cannot get to computer until this afternoon).



-There are 8 permanent dedicated transient slips at the marina right now.

-The dredging is an idea for the overall marina plan, but not a part of this application.

-The proposed floating docks were previously used by the Coast Guard. That is how they were able to obtain them so cheaply. This is not mentioned in the project statement.

Thank you,

Linda

Linda Forrester
Administrative Analyst II
Bureau of Freight Services
609-530-5590 direct line
609-530-5270 fax
NJ Department of Transportation
1035 Parkway Avenue
Main Office Building, 3rd Floor
PO Box 600
Ewing, NJ 08625-0600

>>> Linda Forrester 5/28/2013 3:30 PM >>>

Please respond to the questions raised by our Federal Aide Coordinator below by tomorrow:

Couple of questions for clarification to determine eligibility:

- Budget page: 25% eligibility proration used for the marine fuel station, why 25%?

- According to the 1st page of the project statement, there are 160 existing boat slips of which 8 "are" transient docks however, page 5 of the compliance statement indicates that "the existing marina does not have any docks available for transient boats at this time." Are there 8 or "about" 8, as indicated in the second paragraph of the project statement? If there are 8, are these permanent designated transient slips?

- They also mention "a one time dredging operation..." but it is not in the budget or elsewhere in the

documentation (actually, they said no dredging in the compliance documents). Is that an initial idea that got dropped?

- Page 2 of the compliance statement indicates that "the proposed floating docks were previously used by the U.S. Coast Guard." If used, was this mention in the project statement, somewhere that I missed it?

Thanks,

Linda

Linda Forrester
Administrative Analyst II
Bureau of Freight Services
609-530-5590 direct line
609-530-5270 fax
NJ Department of Transportation
1035 Parkway Avenue
Main Office Building, 3rd Floor
PO Box 600
Ewing, NJ 08625-0600

2 attachments

 **Forrester, Linda.vcf**
1K

 **Forrester, Linda.vcf**
1K

**APPLICATION
FOR
2013
NATIONAL BOATING INFRASTRUCTURE GRANT (NBIG) PROGRAM
STATE OF NEW JERSEY DEPARTMENT OF TRANSPORTATION
OFFICE OF MARITIME RESOURCES
GRANT APPLICATION**

**APRIL 22, 2013
REVISED MAY 1, 2013
REVISED MAY 10, 2013**

Prepared by:

**Joseph H. Maffei, P.E.
of
ENGINEERING DESIGN ASSOCIATES, P.A.**

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- D. Project Efficiency
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- F. Access to Opportunities
- G. Economic Impacts
- H. Multi-State Efforts

VIII. ATTACHMENTS FOR RANKING CRITERIA

- A. NBIG Memorandum of Understanding

PROJECT STATEMENT

A. Project Needs

Lighthouse Pointe Marina is a non-profit marina with 160 boat slips on the Grassy Sound Channel which is part of the Intracoastal Waterway. All slips are secured with locked gates at each entrance to the main docks. The marina's current rates for transient boats are \$55/day for 30' boats and \$65/day for 40' boats. Their season runs from May to November. Lighthouse Pointe Marina is also listed on the NBIG Boat Ramp Guide as a designated pumpout facility.

There is a definite need for transient boat slips at the marina. Located on the Intracoastal Waterway, Lighthouse Pointe Marina experiences a large number of transient boaters. Many must be turned away during the busy season since they can only accommodate about 8 transient boats. This project will double the number of available transient slips. In addition, there is only one other fueling facility in the immediate area for hundreds of boats. The need for additional transient slips and a fueling facility is great in this area.

The Wildwoods and Cape May County area is very much a boating and fishing community. This includes the recreational boater, the offshore fisherman, the Delaware Bay fisherman, the back bay fisherman, the sailboaters, large tournament fisherman, commercial fisherman, charter and open boat fisherman. All this adds up to a reliance by the local economy including the marina operator, the fuel deliveryman, the restaurants, bait shops, tackle stores, boat repair facilities, retail shops, amusement piers, hotels and all the various employees of all these businesses. Our economy is very difficult and is influenced by outside forces such as weather and the short seasonal nature of the activities. Whatever we can do to enhance and improve our boating infrastructure will have a positive effect on many.

The proposed project will accommodate this need with the installation of floating docks for transient boats over 26 foot in length staying less than 10 days., construct a marine fueling station, construct a bathhouse for use by transient boaters and current slip holders and perform a one-time dredging operation to ensure the transient boats have a safe passage with at least 6 foot of water to the Grassy Sound Channel.

B. Project Objectives

The project has multiple objectives. The first is the purchase and installation of transient floating docks. These docks have already received approval from the New Jersey Department of Environmental Protection under Permit #0505-06-0015.1 WFD 120001/CAF 120001. This phase has the shortest installation time and could be completed within a month of approved NBIG funding.

Project Statement
Lighthouse Pointe Marina
EDA #6342

The second objective is the installation of a marine fueling station. This has already received approval from the New Jersey Department of Environmental Protection under Permit #0505-06-0015.1 CAF 100001. This phase can be completed within 6 months of approved NBIG funding.

The third objective is the construction of the bathhouse. This has already received approval from the New Jersey Department of Environmental Protection under Permit #0505-06-0015.1 CAF 100001. This phase can be completed within 6 months of approved NBIG funding.

C. Project Benefits

The expected benefits of these objectives are better access for transient boats over 26' in length, access to marine fueling and better accommodations for boaters in need of clean restrooms and showers. The proposed improvements are designed to last at least 20 years.

D. Project Approach

Lighthouse Pointe Marina intends to purchase the floating docks and enter into construction contracts for each phase to perform the installation and construction. The floating transient docks will require a dock building contractor to install the necessary pilings, ramps and connections required for a complete project. This phase can be completed within one month of approved NBIG funding.

The second phase will require a contractor proficient in installation of fuel tanks, fuel pumps and fuel piping. This phase can be completed within 6 months of approved NBIG funding.

The third phase will require a building contractor to properly construct the bathhouse. This phase can be completed within 6 months of approved NBIG funding.

Lighthouse Pointe Marina shall utilize Engineering Design Associates to oversee the bidding, award recommendation and construction of each phase.

E. Other Partnerships

Lighthouse Pointe Marina has no other anticipated partnerships other than the State of New Jersey Department of Transportation and the United States Department of the Interior Fish and Wildlife Service. Lighthouse Pointe Marina is a non-profit condominium ownership marina with a Board of Trustees responsible for the development, renovation, financing and maintenance of the existing 160 slip marina, restaurant, clubhouse and restrooms. Lighthouse Pointe Marina will participate in the BIG Blueways Guide and in other beneficial multi-state coordination resulting from the Region 5 Memorandum of Understanding signed by the States of Maryland, Connecticut, Massachusetts, Virginia and New Jersey.

F. Description of Activity

As indicated above, all proposed project activities have received approval from the NJDEP and have gone through environmental, endangered species and historical reviews. Copies of all permits are included with this application.

G. Project Location

The project is located at 5100 Shawcrest Road, Block 806, Lot 4.01, in Lower Township, Cape May County, New Jersey. The GPS coordinates are 38° 59' 19" N and 74° 50' 14" W. Refer to the attached map.

H. Nearby Attractions

Lighthouse Pointe Marina is located about 1 mile from the famous Wildwood Boardwalk with its amusement piers, restaurants, shops, games and waterparks.

Lighthouse Pointe Marina is located about 3½ miles from the historic Hereford Inlet Lighthouse, about 5 miles from the historic City of Cape May and about 3½ miles from historic Cold Spring Village.

Project Statement
Lighthouse Pointe Marina
EDA #6342

Lighthouse Pointe Marina is situated along the natural Grassy Sound Channel with access to the Delaware Bay and Atlantic Ocean. Fishing and recreational boating is a large part of our lifestyle and an economic mainstay for much of our area.

I. Link to Prominent Waypoints

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The project was designed to incorporate green design such as low water flow fixtures, re-use of materials (floating docks were previously used by the United States Coast Guard), non-polluting materials and LED lighting.

DRAWINGS/MAPS/PHOTOGRAPHS

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ESTIMATED COSTS

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Totals:	<u>\$51,500.00 (46%)</u>	<u>\$60,500.00</u>

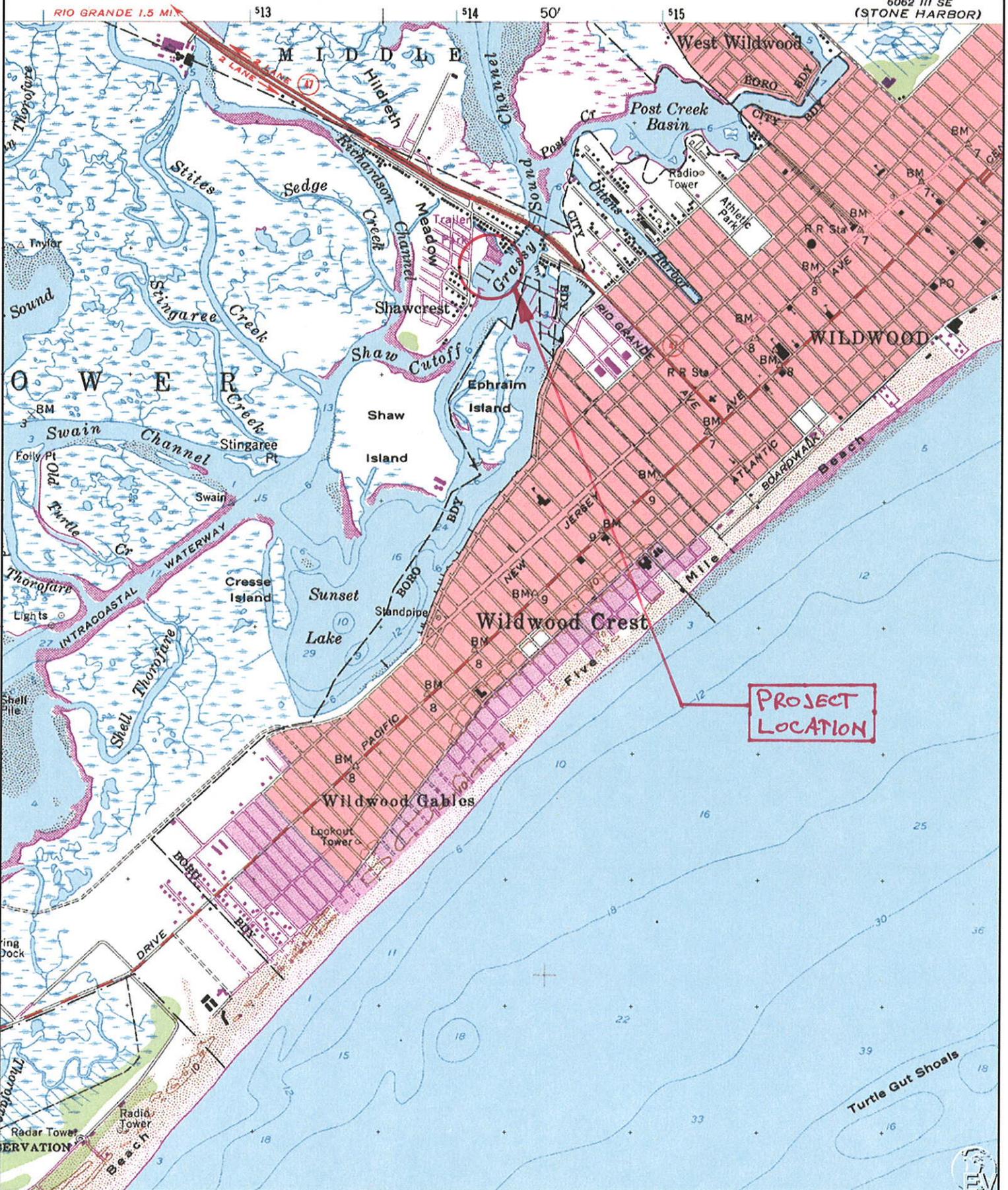
Lighthouse Pointe Marina shall be the sponsor to provide the 25% cost local match of the Federal funds. The 25% match shall be funded through the marina's operating and maintenance budget including the funds obtained through the anticipated marina fueling and transient dock rentals.

Since this is a new venue for Lighthouse Pointe Marina, the anticipated income is difficult to project. However, based on the seasonal nature of the business, it is anticipated that the transient slip rental may show an annual income of \$30,000.00 based on a rate of \$55/day.

The marine fueling station will be a new service for Lighthouse Pointe Marina but it is anticipated that an annual income of \$86,000.00 based on selling 20,000 gallons of fuel at an average price of \$4.25/gallon.

LETTER OF COMMITMENT

See attached.





**Lighthouse Pointe Marina Condo
Association of Cape May, Inc.**

5100 Shawcrest Road
Wildwood, NJ 08260
609-729-2229 (Voice) 609-522-1451 (Fax)
Toll Number 1-888-883-9995
E-mail (pointe5100@comcast.net)

April 22, 2013

Via UPS

NJDOT/Office of Maritime Resources
1035 Parkway Avenue
Main Office Building, 3rd Floor
Trenton, NJ 08625-0837

Attention: Linda Forrester, NBIG Program Administrator

Re: Lighthouse Pointe Marina NBIG Application
5100 Shawcrest Road
Block 806, Lot 4.01
Lower Township, Cape May County, NJ

Dear Mrs. Forrester,

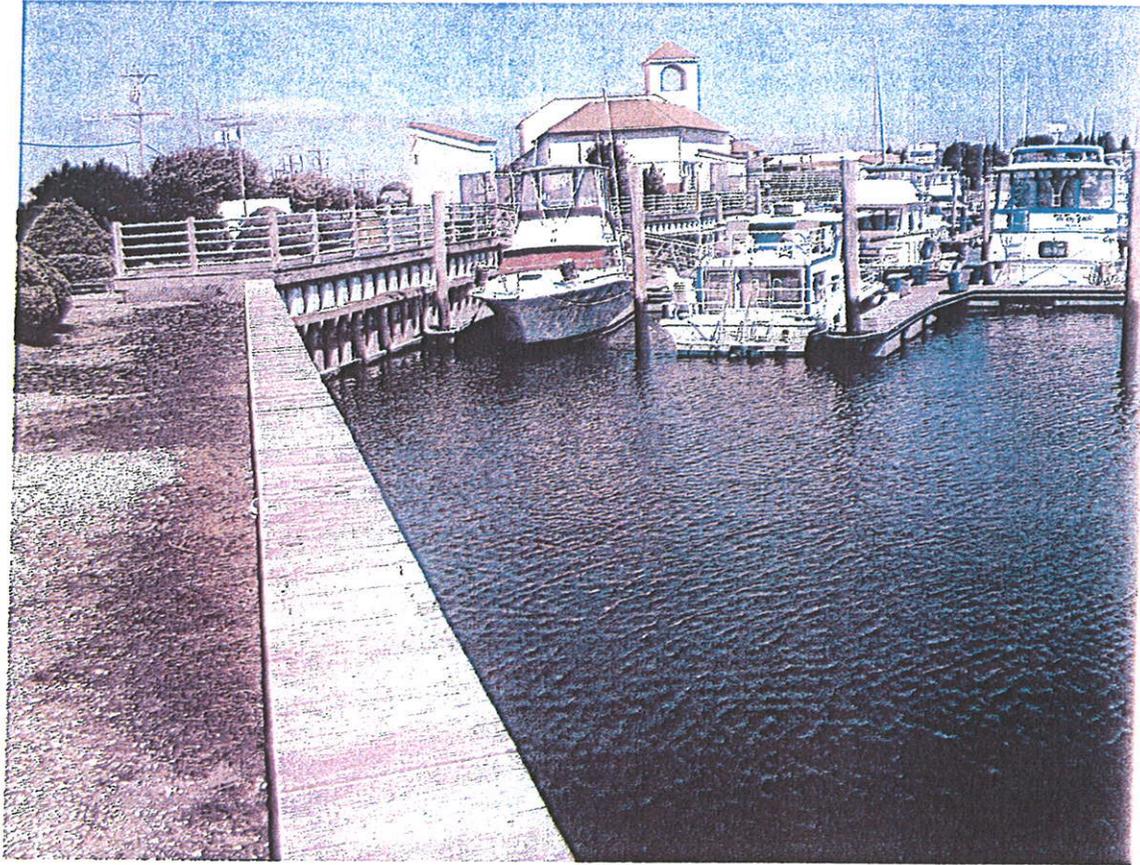
Lighthouse Pointe Marina is committed to undertaking and completing this project. As such, we are also committed to funding the 25% match of the Federal Grant for this project.

We look forward to working with your office to improve our marina and providing the best possible accommodations for recreational, fishing and transient boaters in our area.

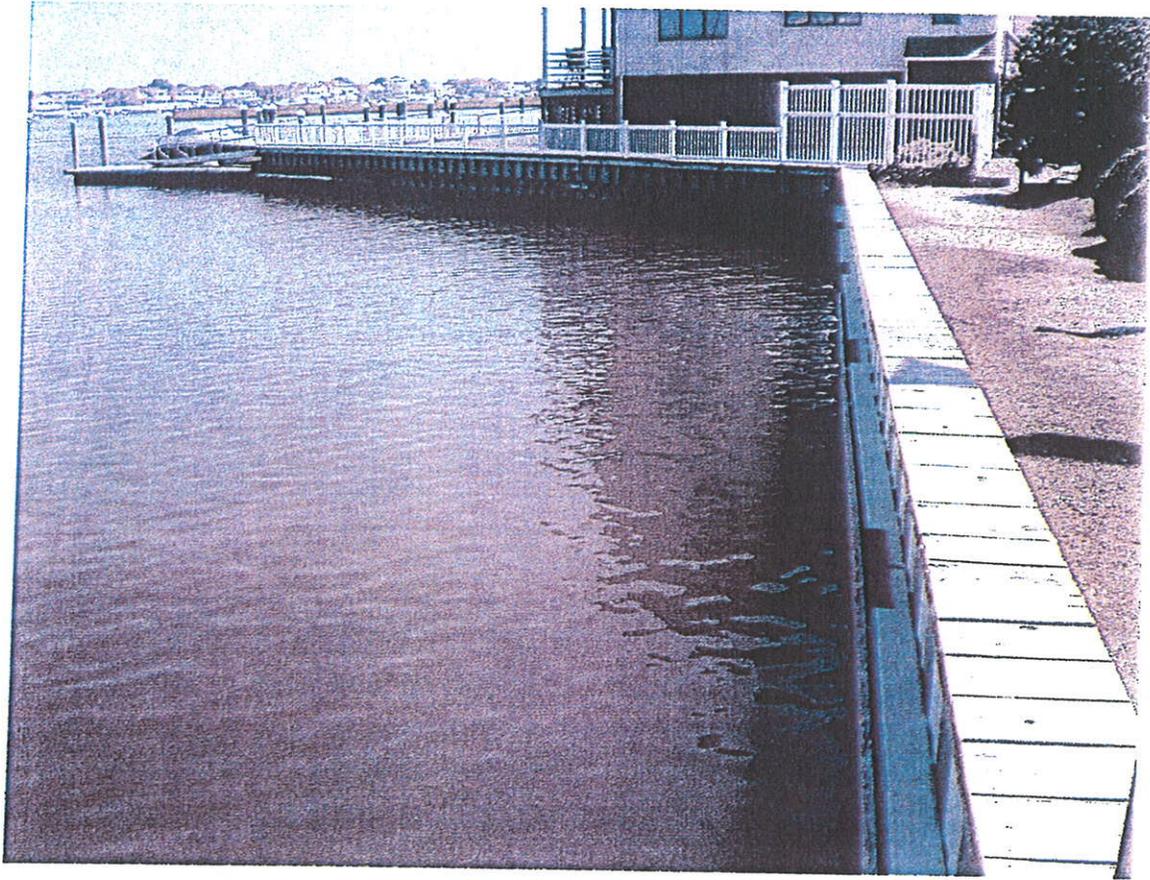
Thank you.

Respectfully submitted,

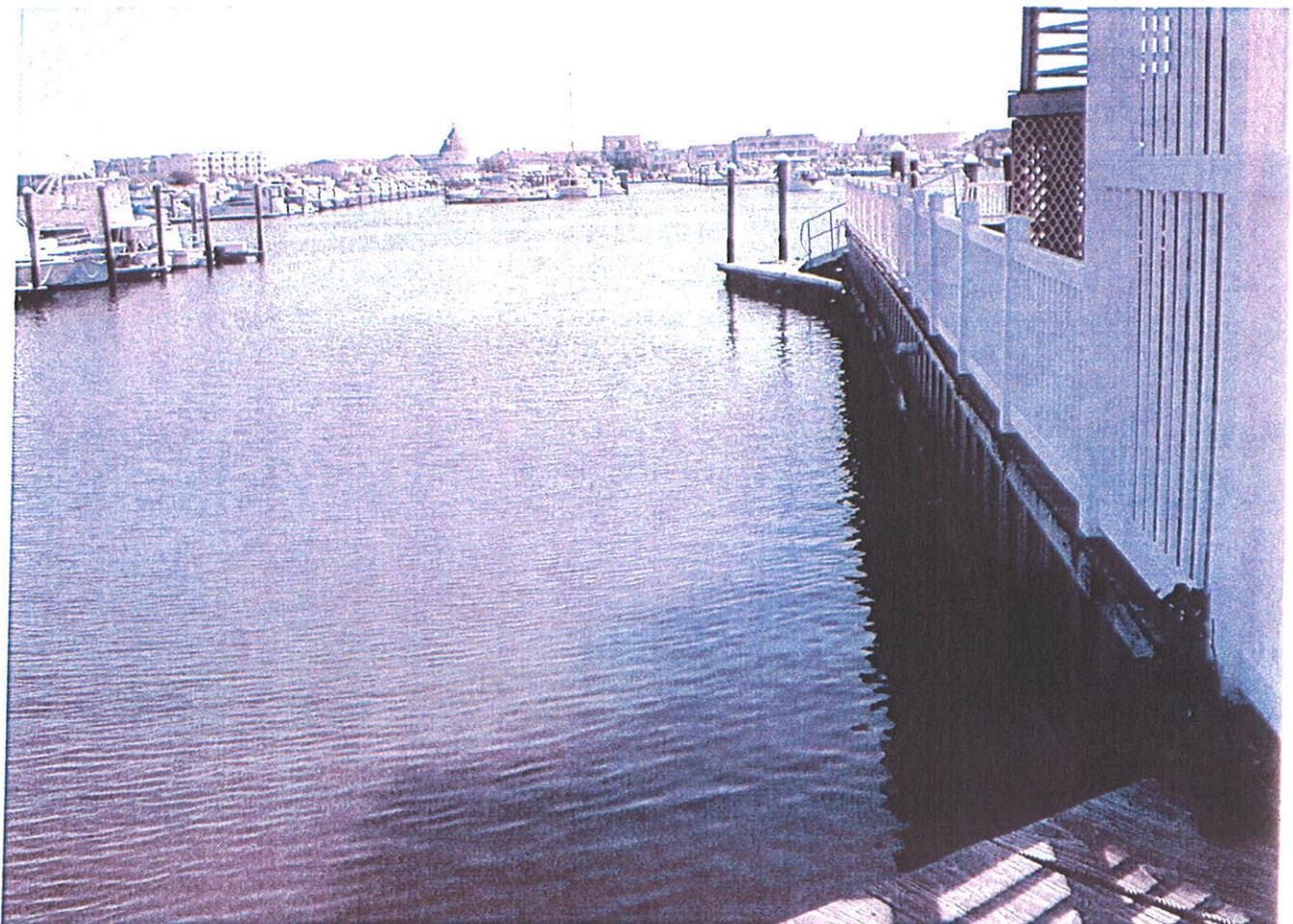

Roy Kellet

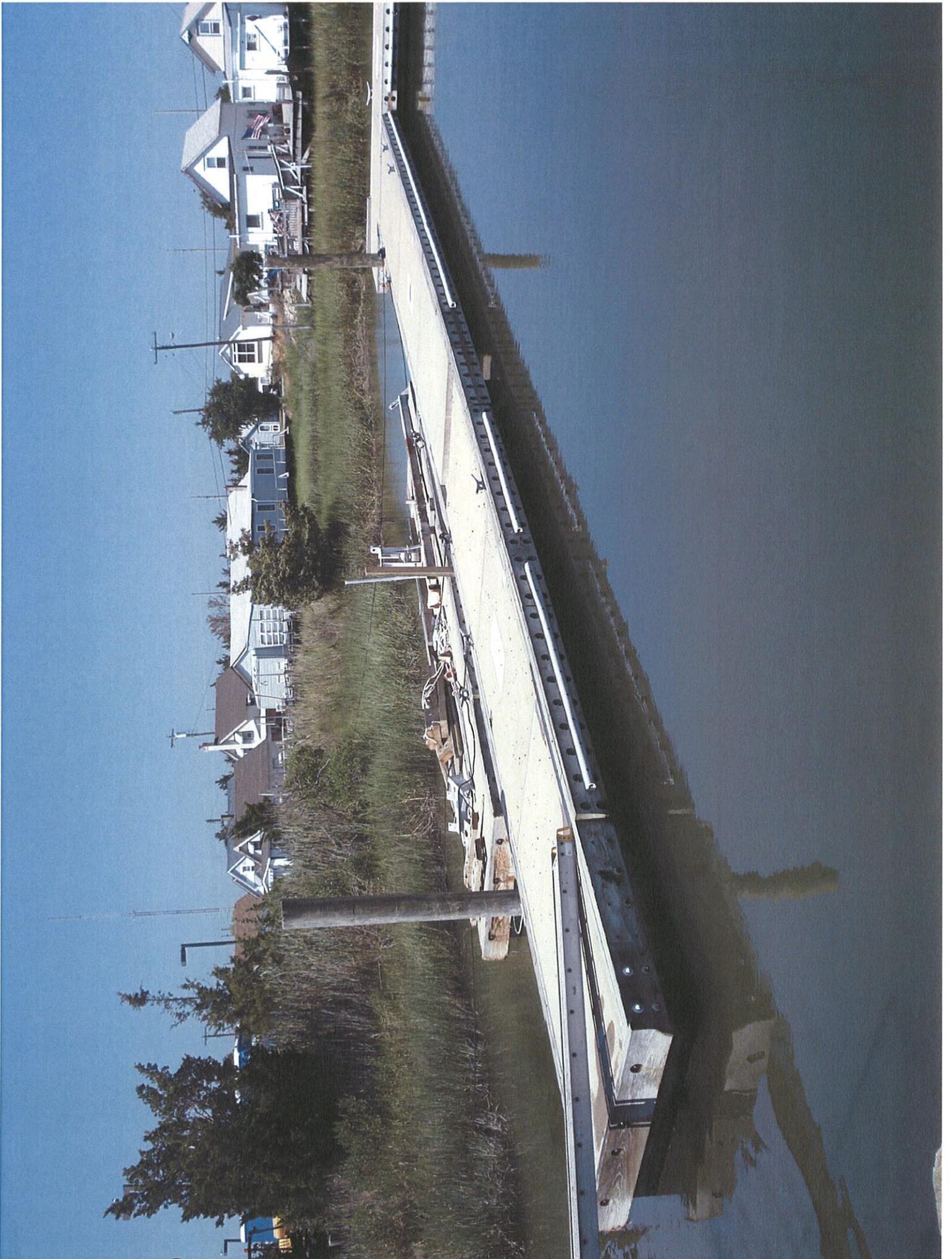


View from the existing bulkhead looking north towards the location of the recently approved bath house and pool



View from the existing bulkhead looking south towards lot 4.02 and the area proposed to contain two floating docks and fuel pump









Given Dr

Hicfrsh Ave

Shawcrest Rd

Shawcrest Rd

Crosse Ave



The BIG Blueways Guide

National Boating Infrastructure Grant

Welcome to New Jersey's BIG Blueways Guide!

Welcome to the NJDOT Office of Maritime Resources' (NJDOT/OMR) BIG Blueways Guide - a service for transient boaters to locate facilities that have recently been upgraded or rebuilt utilizing US Fish and Wildlife Service (USFWS) National Boating Infrastructure Grant (BIG) funds. The USFWS BIG Program has provided funding to New Jersey marinas, as well as many along the eastern seaboard, to improve transient boating amenities and ensure safe harbor for those who cruise along the coast.

While this site is focused on transient services available along New Jersey's Marine Transportation System, New Jersey is a boating state, and every waterway has its own charm and marine facilities that may be suitable for your needs.

Here are a few pointers for using this interactive mapping application featuring facilities that have been awarded BIG funding:

- Click on an anchor icon to see marina details.
- Click on the NJ silhouette to return to state view.

DATA & MAPS NOT FOR NAVIGATION

Resource Links

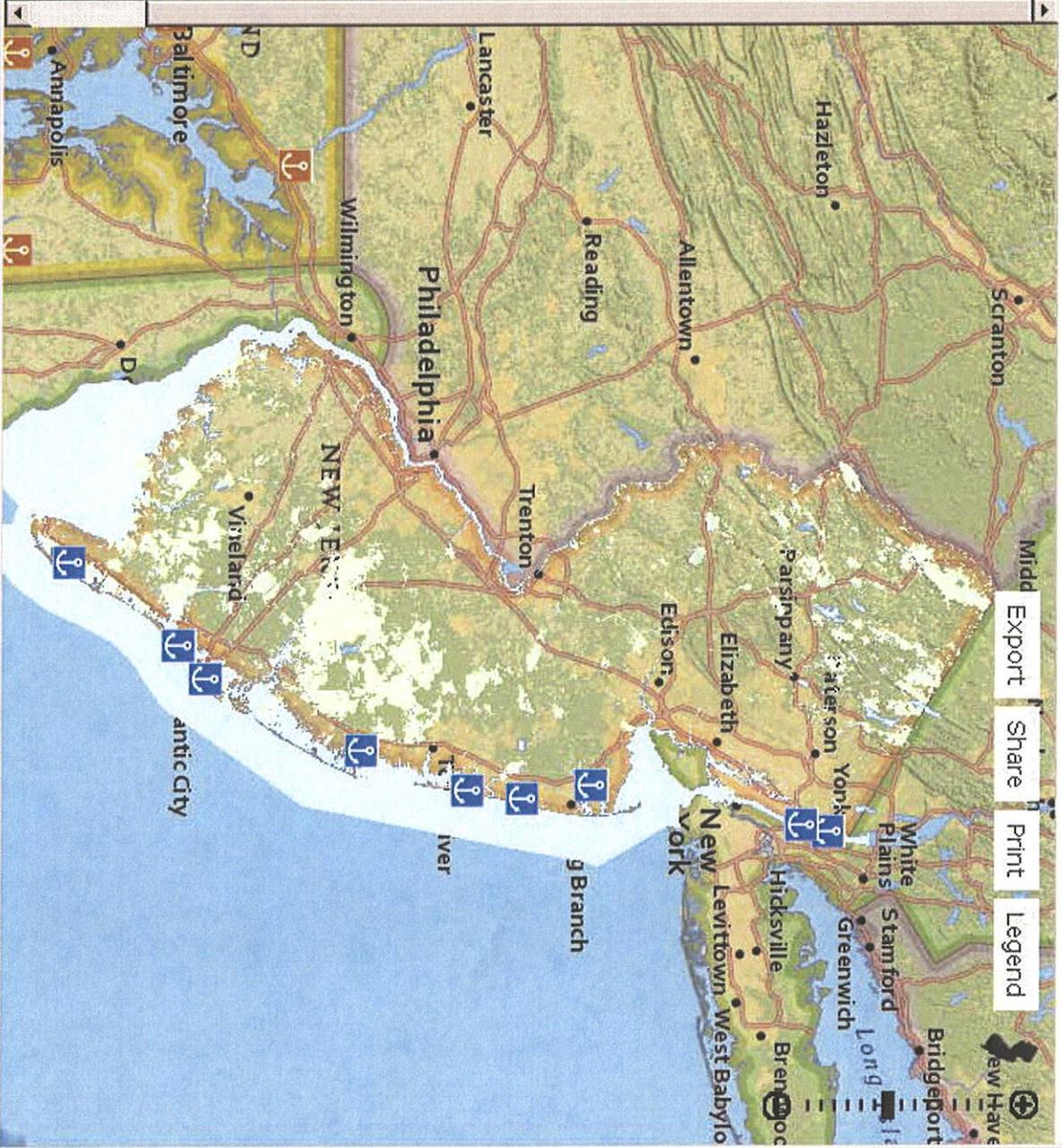
Name, address, or description

Search

Advanced Search

Log in

Export Share Print Legend



RANKING CRITERIA

A. Partnership Efforts

Lighthouse Pointe Marina has no other anticipated partnerships other than the State of New Jersey Department of Transportation and the United States Department of the Interior Fish and Wildlife Service. Lighthouse Pointe Marina is a non-profit condominium ownership marina with a Board of Trustees responsible for the development, renovation, financing and maintenance of the existing 160 slip marina, restaurant, clubhouse and restrooms.

B. Transient Vessel Availability

Lighthouse Pointe Marina includes amenities such as a full clubhouse, restaurant and restrooms for transient non-trailable boaters to utilize during their lay up. Lighthouse Pointe Marina is also constructing a pool as an additional amenity. The addition of a second restroom and fuel facility will increase the availability to transient boaters.

C. Non-Federal Match

Lighthouse Pointe Marina is to provide the 25% match funded through the marina's operating and maintenance budget including the funds obtained through the anticipated marina fueling and additional transient dock rentals.

D. Project Efficiency

Lighthouse Pointe Marina is an existing operating facility complete with a clubhouse, restaurant, restrooms, seasonal docks, transient docks and pumpout facilities.

The additional transient docks and bathhouse will enhance the marina. The existing restrooms are located at the far end of the marina. The proposed bathhouse will be located at the opposite end and also right near the additional transient slips proposed.

The fuel facility will be a welcome additional service to the marina which will generate more use of the marina.

There are very few places for transient boats to fuel up in the immediate area. The fuel facility will also entice transient boaters to dock at Lighthouse Pointe Marina.

Ranking Criteria
Lighthouse Pointe Marina
EDA #6342

The Lighthouse Pointe Marina consists of 160 slips. The additional transient slips proposed will increase the number of available transient slips to 10% or 16 slips.

The proposed additional floating transient docks (about 8) cost would be about \$4,625.00/slip.

E. Link to Prominent Way Points

Lighthouse Pointe Marina is located along the natural Grassy Sound Channel which is part of the intra-coastal waterway and a safe harbor off the Atlantic Ocean. The marina is located within a few miles of many points such as the Delaware Bay, Atlantic Ocean, Cape May (one of the largest commercial fishing ports in the U.S.), numerous restaurants, shopping centers, family attractions, historical and cultural sites.

F. Access to Opportunities

Lighthouse Pointe Marina is located about 1 mile from the famous Wildwood Boardwalk with its amusement piers, restaurants, shops, games and waterparks.

Lighthouse Pointe Marina is located about 3½ miles from the historic Hereford Inlet Lighthouse, about 5 miles from the historic City of Cape May and about 3½ miles from historic Cold Spring Village.

Lighthouse Pointe Marina is situated along the natural Grassy Sound Channel with access to the Delaware Bay and Atlantic Ocean. Fishing and recreational boating is a large part of our lifestyle and an economic mainstay for much of our area.

The marina is also located within 1 mile of the entrance to the Garden State Parkway which is a direct route (about 30 miles) to Atlantic City.

G. Economic Impacts

As seen above, attracting more transient boaters to the Lighthouse Pointe Marina will in turn provide economic benefits to our community. Most of our businesses are small businesses such as our restaurants, retail stores, antique stops and amusements. All of which would benefit from transient boaters frequenting the various establishments.

Ranking Criteria
Lighthouse Pointe Marina
EDA #6342

- H. Include multi-State efforts that result in coordinating location of tie-up and other facilities.

The NJDOT is finalizing a “BIG Blueways Guide” to promote the BIG program and coordinate, multi-state transient boating facilities. The BIG Blueways Guide consists of an online, interactive map that highlights transient services created or enhanced by the BIG program, and aids recreational boaters as they cruise, vacation or transition along the Atlantic coast. The effort will contribute to NJDOT leadership in water transportation and multi-state planning, and will enhance the State’s reputation for providing upgraded transient service for boaters along the eastern seaboard.

Lighthouse Pointe Marina will participate in the BIG Blueways Guide and in other beneficial multi-state coordination resulting from the Region 5 Memorandum of Understanding signed by the States of Maryland, Connecticut, Massachusetts, Virginia and New Jersey. (See Attached)

MEMORANDUM OF UNDERSTANDING

AMONG

The States of Maryland, Connecticut, Massachusetts, New Jersey and Virginia

WHEREAS, the above referenced states and local units of government support a vast array of recreational boating facilities on their respective waterways and coastal areas and,

WHEREAS, as a result of the Boating Infrastructure Grant (BIG) Program, there is an opportunity to promote public waterways with transient docking, and services available for vessels greater than or equal to 26', and

WHEREAS, communication amongst states and local coastal communities can help to facilitate developing a process for BIG Program implementation as states struggle to carry out a secondary vision of the Program; and

WHEREAS, the "secondary vision" includes a state's ability to promote public/private partnerships and entrepreneurial opportunities; goals of which are important for surrounding communities and innovative for state agencies; and

WHEREAS, preliminary discussions to promote administration of the Program within individual states through vectors such as the States Organization for Boating Access (SOBA) meetings, etc., have proven fruitful, and

WHEREAS, a more formal commitment amongst states and local units of government should serve to advance Program administration and to enable the transient boater to enjoy each of the state's and town's transient boating facilities, waterways, living resources, and history,

NOW, THEREFORE, we, the undersigned executives representing state and town entities agree to the following:

- Work cooperatively to provide continuity of public access to the shore by increasing and promoting transient slips, and related services for vessels greater than or equal to 26'.
- Advertise the BIG Program to ensure an inclusive, open and comprehensive contractor participation process.
- Collaborate on the development and use of innovative measures to encourage environmentally friendly marine construction activities, cooperative outreach implementation mechanisms, and expanded interstate agreements between federal, state, local governments and others.
- Exchange information that assists in the betterment of the overall BIG administrative process and project development.

By this Agreement, we the undersigned coordinators for the BIG Program and those responsible for maritime activities on the local level for our respective states and towns (where applicable), will work toward our goals in a spirit open to others, welcome new ideas, pursue fairness and equity, seek the most cost effective solutions, foster collaborative approaches, and commit to the common vision of the BIG Program. We agree to report annually to those states and local governments and the U.S. Fish & Wildlife Service on the progress toward achieving the goals of this agreement.

FOR THE STATE OF MARYLAND

Robert Paul Gaudette ^{Director} Waterway Impairment 12/20/04
Signature Title Date

Name (Print) Robert Paul Gaudette

FOR THE STATE OF MASSACHUSETTS

Stephanie Cunningham B.I.G. Program Coord. 9-29-2005
Signature Title Date

Name (Print) Stephanie Cunningham

FOR THE STATE OF CONNECTICUT

Eleanor C. Mariani State Boating Law Administrator 11/8/05
Signature Title Date

Name (Print) ELEANOR C. MARIANI

FOR THE STATE OF NEW JERSEY

G. Boehm AT MARINE TRADES 9-21-05
Signature PROGRAM MANAGER Title Date

Name (Print) GENEVIEVE BOEHM

FOR THE STATE OF VIRGINIA

C.M. Sawyer DIRECTOR, DIVISION 10/4/05
Signature OF WASTEWATER Title Date

Name (Print) C.M. SAWYER ENGINEERING

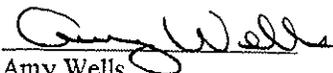


**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF LAND USE REGULATION**

P.O. Box 420, Mail Code 501-02A
Trenton, New Jersey 08625
Fax: (609) 777-3656 or (609) 292-8115
www.state.nj.us/dep/landuse



PERMIT

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the limitations, terms and conditions listed below and on the attached pages. For the purpose of this document, "permit" means "approval, certification, registration, authorization, waiver, etc." Violation of any term, condition or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		Approval Date AUG 02 2012
		Expiration Date AUG 01 2017
Permit Number(s) 0505-06-0015.1 WFD 120001 / CAF 120001	Type of Approval(s) Waterfront Development, WQC, CAFRA GP 13	Enabling Statute(s) N.J.S.A. 12:5-3 N.J.S.A. 58:10-1 N.J.S.A. 13:19-1
Applicant Lighthouse Pointe Marina c/o Property Management Consultants 15 North Shore Road Marmora, NJ 08223	Site Location 5101 Shawcrest Road Block: 806 Lot(s): 4.01 Municipality: Lower Township County: Cape May County	
<p>This permit grants permission to:</p> <p>Install a 1000 gallon above ground storage tank for gasoline, a 1000 gallon above ground storage tank for diesel and associated pipes on the upland portion of the marina. Install sixteen (16) 5'x12.58' personal watercraft floats along a 3.33'x100' floating dock with a 3'x17' gangway. Install a 3'x20' gangway leading to two (2) 7.5'x66' floating docks, a fuel pump, and associated mooring pilings for fueling as shown on plan on two (2) sheets entitled "CAFRA PERMITTING PLAN", BLOCK 806, LOT 4.01, LOWER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY" dated April 25, 2012, unrevised, and prepared by Engineering Design Associates, P.A.</p> <p>This permit is authorized under, and in compliance with, the Coastal Permit Program Rules (N.J.A.C. 7:7-1.1 et seq.) and the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.) provided that all conditions to follow are met.</p> <p>Issuance of this permit in no way relinquishes, and shall not be construed as a relinquishment by the State of New Jersey of any Tidelands right, title, ownership/interest in the subject property or in any land surrounding same.</p> <p>This permit is issued in accordance with a Tidelands License 0505-09-0030.1 TDI 110001, TDI 090001 issued to Lighthouse Pointe Res. Condo. Association, March 18, 2009. However, the permittee must apply for and receive a modification to the existing license prior to site preparation.</p> <p>This permit is not valid until such time as you have obtained a Department of the Army authorization.</p>		
<p>Prepared by</p> <p> Amy Wells Project Manager</p>		
<p>THIS PERMIT IS NOT EFFECTIVE AND NO CONSTRUCTION APPROVED BY THIS PERMIT, OR OTHER REGULATED ACTIVITY, MAY BE UNDERTAKEN UNTIL THE APPLICANT HAS SATISFIED ALL PRE-CONSTRUCTION CONDITIONS AS SET FORTH IN THIS PERMIT.</p>		<p>Received or Recorded by County Clerk</p>
<p align="center">This permit is not valid unless authorizing signature appears on the last page.</p>		

STANDARD CONDITIONS:

1. **Extent of approval:**
 - a. This document grants permission to perform certain activities that are regulated by the State of New Jersey. The approved work is described by the text of this permit and is further detailed by the approved drawings listed herein. All work must conform to the requirements, conditions and limitations of this permit and all approved drawings.
 - b. If you alter the project without prior approval, or expand work beyond the description of this permit, you may be in violation of State law and may be subject to fines and penalties. Approved work may be altered only with the prior written approval of the Department.
 - c. You must keep a copy of this permit and all approved drawings readily available for inspection at the work site.
2. **Acceptance of permit:** If you begin any activity approved by this permit, you thereby accept this document in its entirety, and the responsibility to comply with the terms and conditions. If you do not accept or agree with this document in its entirety, **do not begin** construction. You are entitled to request an appeal within a limited time as detailed on the *Administrative Hearing Request Checklist and Tracking Form* found on our website at www.state.nj.us/dep/landuse/forms/index.html.
3. **Recording with County Clerk:** You must record this permit in the Office of the County Clerk for each county involved in this project. You must also mail or fax a copy of the front page of this permit to the Department showing the received stamp from each County Clerk within 30 days of the issuance date.
4. **Notice of Construction:** You must notify the Department in writing at least 7 days before you begin any work approved by this permit by submitting the attached construction report. The Construction Reports are also available at www.nj.gov/dep/landuse/.
5. **Expiration date:** All activities authorized by this permit must be completed by the expiration date shown on the first page unless otherwise extended by the Division. At that time, this permit will automatically become invalid and none of the approved work may begin or continue until a replacement permit is granted. (Some permits may qualify for an extension of the expiration date. Please contact the Department for further information.)
6. **Rights of the State:**
 - a. This permit is revocable and subject to modification by the State with due cause.
 - b. Representatives from the State have the statutory authority to enter and inspect this site to confirm compliance with this permit and may suspend construction or initiate enforcement action if work does not comply with this permit.
 - c. This permit does not grant property rights. The issuance of this permit shall not affect any action by the State on future applications, nor affect the title or ownership of property, nor make the State a party in any suit or question of ownership.
7. **Other responsibilities:** You must obtain all necessary local, Federal and other State approvals before you begin work. All work must be stabilized in accordance with the *Standards for Soil Erosion and Sediment Control in New Jersey*, and all fill material must be free of toxic pollutants in toxic amounts as defined in section 307 of the Federal Act.

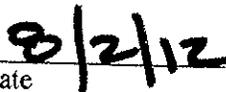
SPECIAL CONDITIONS IN ADDITION TO THE STANDARD CONDITIONS:

In addition to the conditions noted at N.J.A.C. 7:7-1.5, the activities allowed by this authorization shall comply with the following conditions. Failure to comply with these conditions shall constitute a violation of the Waterfront Development Law (N.J.S.A. 12:5-3)

1. Consistent with Assembly Bill, No. 2804, P.L. 2007, CHAPTER 113 the use of creosote treated material (or other descriptive term from the law) in the construction of the authorized structure(s) is prohibited
2. All debris, wood, trash, and other loose materials shall be discarded and legally disposed of offsite. The applicant shall take special care that no debris enters or remains in the water.
3. There shall be no disturbance to wetlands as a result of the construction activities authorized herein.
4. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end. This fence must be maintained and remain in place until all construction and landscaping activities are completed.
5. The use of plastic under newly landscaped or graveled areas is prohibited. All subgravel liners must be made of filter cloth or other permeable materials.
6. **This permit is not valid until such time as you have obtained a Department of the Army authorization.** You are advised to contact the Philadelphia District at 215-656-6729 if your project is located south of the Manasquan River or the New York District at 212-264-3912 if your project is located north of the Manasquan River.
7. **This permit is issued in accordance with a Tidelands License 0505-09-0030.1 TDI 110001, TDI 090001 issued to Lighthouse Pointe Res. Condo. Association, March 18, 2009. However, the permittee must apply for and receive a modification to the existing license prior to site preparation.**
8. The marina shall have available adequate floating containment booms and absorbent materials in the event of the hydrocarbon spills.
9. Fuel pumps must include back pressure cutoff valves. Main cut-off valves shall be available both at the dock and in the upland area of the marina.
10. Any other federal, state, or local approvals required for the construction of underground or above ground storage tanks must be obtained prior to construction.



Colleen Keller, Supervisor
Bureau of Coastal Regulation
Division of Land Use Regulation


Date

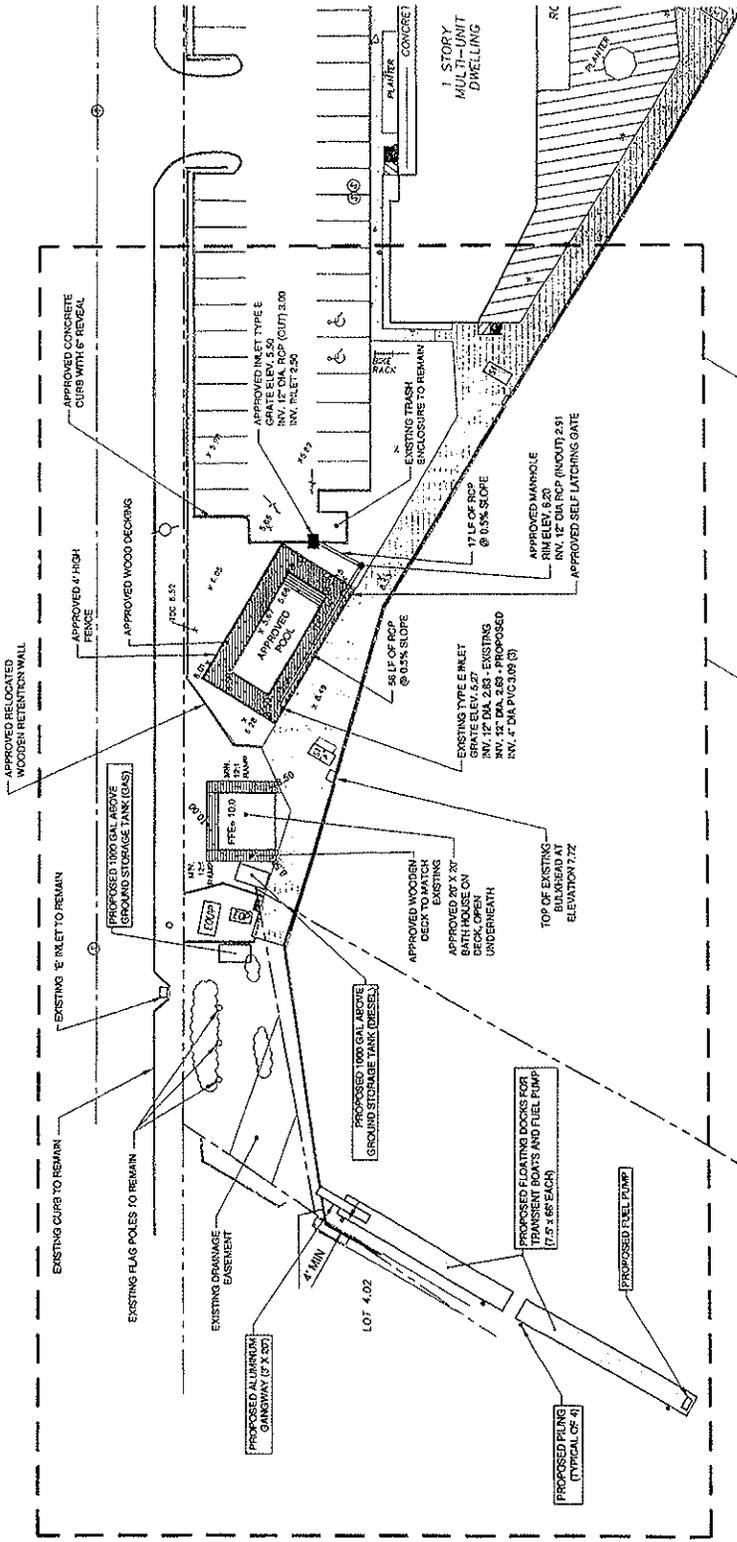
C: NJDEP Bureau of Coastal and Land Use Enforcement
ACOE, Philadelphia District
NJDEP Bureau of Tidelands Management
Municipal Clerk
Construction Official

- CONSTRUCTION NOTES:** (Refer to sheet 1 Details and Plans)
- Soils between indicated parking or impervious and walls of impervious shall be reinforced to the maximum extent practicable. Under normal circumstances, a minimum of 24" (2') of 1/2" rebar is to be provided for footings, at 12" on center for walls, or meeting table shall be provided.
 - The walls of the structure shall not extend below the difference between the structure and the surface of the ground. The walls of the structure shall not extend below the surface of the ground.
 - A minimum of 4" of light weight aggregate shall be provided between any slabs. If the combined thickness of the aggregate and the concrete is less than 4" the aggregate shall be provided.
 - Concrete and reinforcement of the walls shall be a minimum of 12" (1') below all property lines. For areas within any jurisdiction to the adjacent building or structure, and
 - The proposed structure and associated retaining walls do not block navigation or access to adjacent water front.

PERVIOUS COVERAGE CALCULATIONS

TOTAL UPLAND AREA OF LOT	128,115 SF
EXISTING IMPERVIOUS AREA	87,118 SF (68%)
APPROVED IMPERVIOUS AREA AS PER PERMIT	87,093 SF (68%)
PROPOSED AREAS ABOVE GRADE STORAGE TANKS	132 SF
PROPOSED LANDSCAPING	324 SF
PROPOSED IMPERVIOUS AREA	86,968 SF (68%)
NET RESULT IS OK INCREASE IN IMPERVIOUS COVERAGE	

2' ± G. EXISTING SPOT ELEVATION
 8.20' ± PROPOSED SPOT ELEVATION



ENLARGED SITE PLAN 1" = 20'



STATE OF NEW JERSEY
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 DIVISION OF LAND USE REGULATION
 P.O. Box 439, Trenton, New Jersey 08625-0439
 Fax: (609) 777-3656 or (609) 292-8115
 www.state.nj.us/dep/landuse

MAY 10 2011

PERMIT

<p>In accordance with the laws and regulations of the State of New Jersey, the Department of Environmental Protection hereby grants this permit to perform the activities described below. This permit is revocable with due cause and is subject to the limitations, terms and conditions listed below and on the attached pages. For the purpose of this document, 'permit' means 'approval, certification, registration, authorization, waiver, etc.' Violation of any term, condition or limitation of this permit is a violation of the implementing rules and may subject the permittee to enforcement action.</p>		<p>Approval Date MAY 04 2011</p> <p>Expiration Date MAY 03 2016</p>
<p>Permit Number(s) 0505-06-0015.1 CAF100001</p>	<p>Type of Approval(s) CAFRA Individual Permit</p>	<p>Enabling Statute(s) N.J.S.A. 13:19-1</p>
<p>Applicant Lighthouse Pointe Marina Condo Association of Cape May, Inc. 5101 Shawcrest Road, Wildwood, NJ 08230</p>	<p>Site Location Block: 806 Lot(s): 4.01 Municipality: Lower Township County: Cape May County</p>	
<p><u>This permit grants permission to:</u> construct a 602 square foot swimming pool, a 400 square foot bathhouse, 1228 square feet of surrounding deck, vegetative plantings and removal of 2,255 square feet of legally existing pavement, as shown on the approved plans.</p> <p>The proposed project is shown on plans entitled "CAFRA PERMITTING PLAN, BLOCK 806, LOT 4.01, LOWER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY, sheets 1 and 2 of 2", dated January 7, 2010, last revised March 4, 2011, and prepared by Engineering Design Associates, P.A.</p> <p>The permittee shall allow an authorized representative of the Department the right to inspect construction pursuant to N.J.A.C. 7:7-1.5(b)4.</p> <p>This permit does not legalize the 30' x 55' jet ski float shown in the northern-most reach of water near the clubhouse on the approved plans nor any other jet ski floats located within or near piers "A" through "E". This permit does not legalize any existing upland or waterfront structures.</p> <p>The permittee shall remove the existing unauthorized jet ski floats or provide proof of authorization for said floats to the Division within 60 days of this permit authorization and prior to construction of the proposed pool and bathhouse.</p> <p>This permit is not valid until the applicant has removed the existing illegal waterfront structures. This permit does not legalize any existing upland or waterfront structures. This permit is authorized under, and in compliance with the Coastal Permit Program Rules (N.J.A.C. 7:7-1.1 et. seq.) and the Rules on Coastal Zone Management (N.J.A.C. 7:7E et. Seq.).</p>		
<p>Prepared by <u>Janice Arnett</u> Janice Arnett, Principal Environmental Specialist</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>Received or Recorded by County Clerk</p> </div>	
<p>THIS PERMIT IS NOT EFFECTIVE AND NO CONSTRUCTION APPROVED BY THIS PERMIT, OR OTHER REGULATED ACTIVITY, MAY BE UNDERTAKEN UNTIL THE APPLICANT HAS SATISFIED ALL PRE-CONSTRUCTION CONDITIONS AS SET FORTH IN THIS PERMIT.</p>		
<p>This permit is not valid unless authorizing signature appears on the last page.</p>		

STANDARD CONDITIONS:**1. Extent of approval:**

- a. This document grants permission to perform certain activities that are regulated by the State of New Jersey. The approved work is described by the text of this permit and is further detailed by the approved drawings listed herein. All work must conform to the requirements, conditions and limitations of this permit and all approved drawings. In the event of a conflict, the written terms and conditions of this permit shall supersede the referenced site plan.
- b. If you alter the project without prior approval, or expand work beyond the description of this permit, you may be in violation of State law and may be subject to fines and penalties. Approved work may be altered only with the prior written approval of the Department.
- c. You must keep a copy of this permit and all approved drawings readily available for inspection at the work site.

2. Acceptance of permit: If you begin any activity approved by this permit, you thereby accept this document in its entirety, and the responsibility to comply with the terms and conditions. If you do not accept or agree with this document in its entirety, **do not begin** construction. You are entitled to request an appeal within a limited time as detailed on the *Administrative Hearing Request Checklist and Tracking Form*. The Checklist is available on the Department's website at www.state.nj.us/dep/landuse/forms/index.html.**3. Recording with County Clerk:** You must record this permit and the approved site plan in the Office of the County Clerk for each county involved in this project. You must also mail or fax a copy of the front page of this permit to the Department showing the received stamp from each County Clerk within 30 days of the issuance date.**4. Notice of Construction:** You must notify the NJDEP, Bureau of Coastal Land Use Compliance and Enforcement, in writing, at 1510 Hooper Avenue, Toms River, NJ 08753, at least three (3) working days prior to beginning any construction on the site or any site preparation. The Construction Reports are also available at www.state.nj.us/dep/landuse/forms/index.html.**5. Expiration date:** All activities authorized by this permit must be completed by the expiration date shown on the first page unless otherwise extended by the Division. At that time, this permit will automatically become invalid and none of the approved work may begin or continue until a replacement permit is granted. (Some permits may qualify for an extension of the expiration date. Please contact the Department for further information.)**6. Rights of the State:**

- a. This permit is revocable and subject to modification by the State with due cause.
- b. Representatives from the State have the statutory authority to enter and inspect this site to confirm compliance with this permit and may suspend construction or initiate enforcement action if work does not comply with this permit.
- c. This permit does not grant property rights. The issuance of this permit shall not affect any action by the State on future applications, nor affect the title or ownership of property, nor make the State a party in any suit or question of ownership.

Applicant: Lighthouse Pointe Marina Condo Association

7. **Other responsibilities:** This permit does not waive the obtaining of Federal or other State or local government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
 - a. All work must be stabilized in accordance with the *Standards for Soil Erosion and Sediment Control in New Jersey*, and all fill material must be free of toxic pollutants in toxic amounts as defined in section 307 of the Federal Act.
 - b. The permittee shall immediately inform the Department of any unanticipated adverse effects on the environment not described in the application or in the conditions of the permit. The Department may, upon discovery of such unanticipated adverse effects, and upon the failure of the permittee to submit a report thereon, notify the permittee of its intent to suspend the permit, pursuant to N.J.A.C. 7:7-4.11.
8. **Appeal of Decision:** In accordance with N.J.A.C. 7:7-5.1, any interested persons who consider themselves aggrieved by a permit decision of the Land Use Regulation Program may, within 30 days of publication of notice of the permit decision in the DEP Bulletin submit a written request for an adjudicatory hearing of the Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Department of Environmental Protection, 401 East State Street, PO Box 402, Trenton, NJ 08625. The DEP Bulletin is available through the Department's website at www.state.nj.us/dep. This request must include a completed copy of the "Administrative Hearing Request Checklist and Tracking Form for Permits" and all materials listed at N.J.A.C. 7:7-5.1.

SPECIAL CONDITIONS IN ADDITION TO THE STANDARD CONDITIONS:

1. There shall be no dumping of construction related material into adjacent waterbody during and after construction. All debris generated from the construction shall be disposed of at an approved disposal site.
2. Prior to commencement of construction, a silt fence shall be erected along the limits of disturbance of the development with a 10-foot return on each end. This fence must be maintained and remain in place until all construction and landscaping activities are completed.
3. The use of plastic under newly landscaped or graveled areas is prohibited. All sub gravel liners must be made of filter cloth or other permeable material.
4. The in-ground swimming pool shall not discharge any water to the nearby waterway.
5. This project is consistent with the Areawide Water Quality Management Plan as the area is sewerred and the project will tie into the sewers.
6. In order to protect the building from a collapse due to hydrostatic pressures during flood events, an adequate number of flood vents should be installed in accordance with N.J.A.C. 7:13-11.5(p).
7. This permit does not legalize the 30' x 55' jet ski float in the northern-most reach of water near the clubhouse as shown on the approved plans nor any other jet ski floats located within or near

DLUR File# 0505-06-0015.1 CAF100001

Applicant: Lighthouse Pointe Marina Condo Association

permitted Piers "A" through "E". The permittee shall remove the existing unauthorized floating docks or provide proof of authorization to the Division within 60 days of issuance of this permit and prior to construction of the proposed pool and bathhouse.

8. The permittee shall continue to provide the public access required in Administrative Condition # 1 of NJDEP Waterfront Development Permit #86-0870-1 dated May 14, 1987. The condition required public access within the existing marina including: a) the observation area interconnecting the residential and commercial portions of the site, b) the walkway and deck which parallel the timber bulkhead within the commercial portion of the site, and c) the unobstructed access to the public restrooms which must be maintained throughout marina occupancy. The locations for a, b and c are shown on plans in one sheet prepared by Van Note-Harvey Associates entitled "Plan to Accompany Master Deed for Lighthouse Pointe, Lower Township, Cape May County, New Jersey", dated June 20, 1987. The maintenance of the public access amenities shall continue to be the responsibility of the commercial marina as required by Waterfront Development Permit # 86-0870-1.



Colleen Keller, Supervisor
Bureau of Coastal Regulation
Division of Land Use Regulation



Date

- C: NJDEP Bureau of Coastal and Land Use Enforcement, Toms River (w/plan)
Lower Township Municipal Clerk (w/plan)
Lower Township Construction Official

EDDA Engineering Associates, P.A.
 1000 W. 10th Street, Suite 100
 Cape May County, NJ 08204
 (609) 885-1100
CAFR PERMITTING PLAN
 BLOCK 806, LOT 4.01
 LOWER TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY

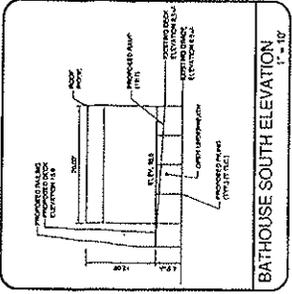
JOSEPH H. MAFFEI
 PROFESSIONAL ENGINEER
 N.J.P.E. LIC. #27994

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06-15-11	JHM	REVISED PER PLAN
2	06-15-11	JHM	REVISED PER PLAN
3	06-15-11	JHM	REVISED PER PLAN
4	06-15-11	JHM	REVISED PER PLAN
5	06-15-11	JHM	REVISED PER PLAN
6	06-15-11	JHM	REVISED PER PLAN
7	06-15-11	JHM	REVISED PER PLAN
8	06-15-11	JHM	REVISED PER PLAN
9	06-15-11	JHM	REVISED PER PLAN
10	06-15-11	JHM	REVISED PER PLAN

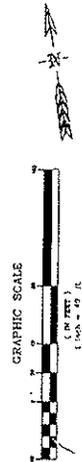
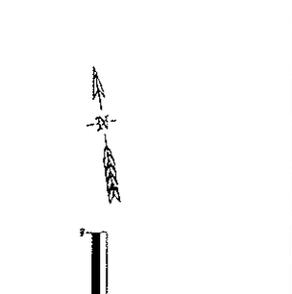
EDDA

DATE: 06-15-11
 DRAWN BY: JHM
 SCALE: AS NOTED
 CHECKED BY: JHM
 PROJECT # 6206
 SHEET: 1 OF 2

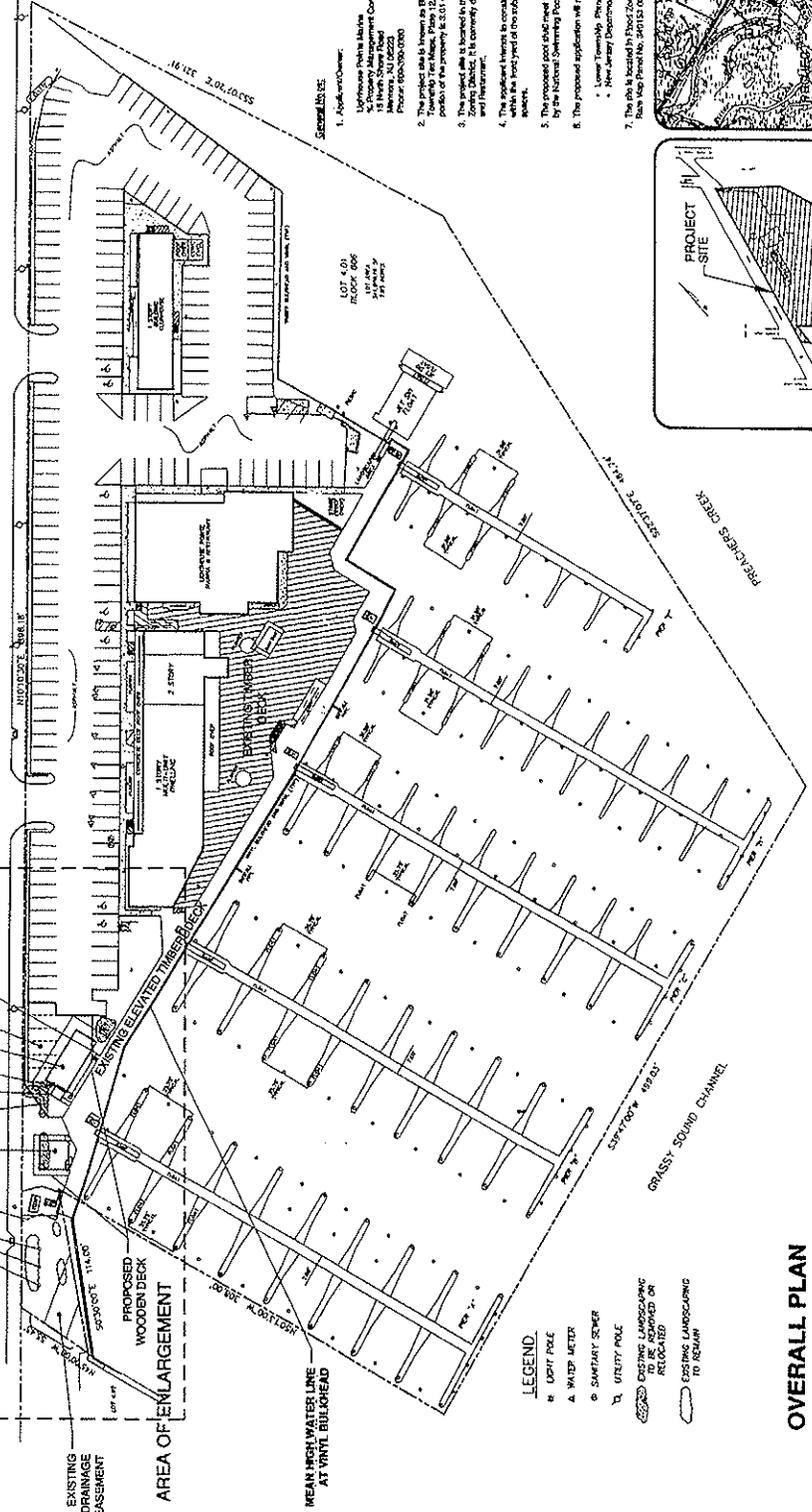


0503-06-0015.1
 0503-06-0015.1
 0503-06-0015.1

- NOTES:**
1. Applicant/Owner: Lighthouse Pointe Marina, 11 North Ocean Blvd., Mableton, NJ 08020, Phone: (609) 826-0000
 2. The project site is located in Block 806, Lot 4.01 as shown on the Lower Township Zoning Ordinance. The property is 7.25 acres. The lot area of the property is 2.51 acres.
 3. The project site is located in the 300' Marine Development/Clubhouse Zoning District. It is currently zoned with the Lighthouse Pointe Marina and Restaurant.
 4. The applicant intends to construct a swimming pool and a bath house with the front yard of the subject property and relocate the parking area.
 5. The applicant has obtained the appropriate design standards as set forth in the Lower Township Zoning Ordinance.
 6. This proposed application will require approval from the following agency:
 - Lower Township Planning Board
 - New Jersey Department of Environmental Protection
 - New Jersey Department of Transportation
 - Run Run Park Inc. (with its cross owner zone).
 7. The site is located in Flood Zone A7 (Elevation 10) as per Flood Insurance Rate Map Panel No. 30113 (cross owner zone).



SHAWCREST ROAD (60' WIDE)



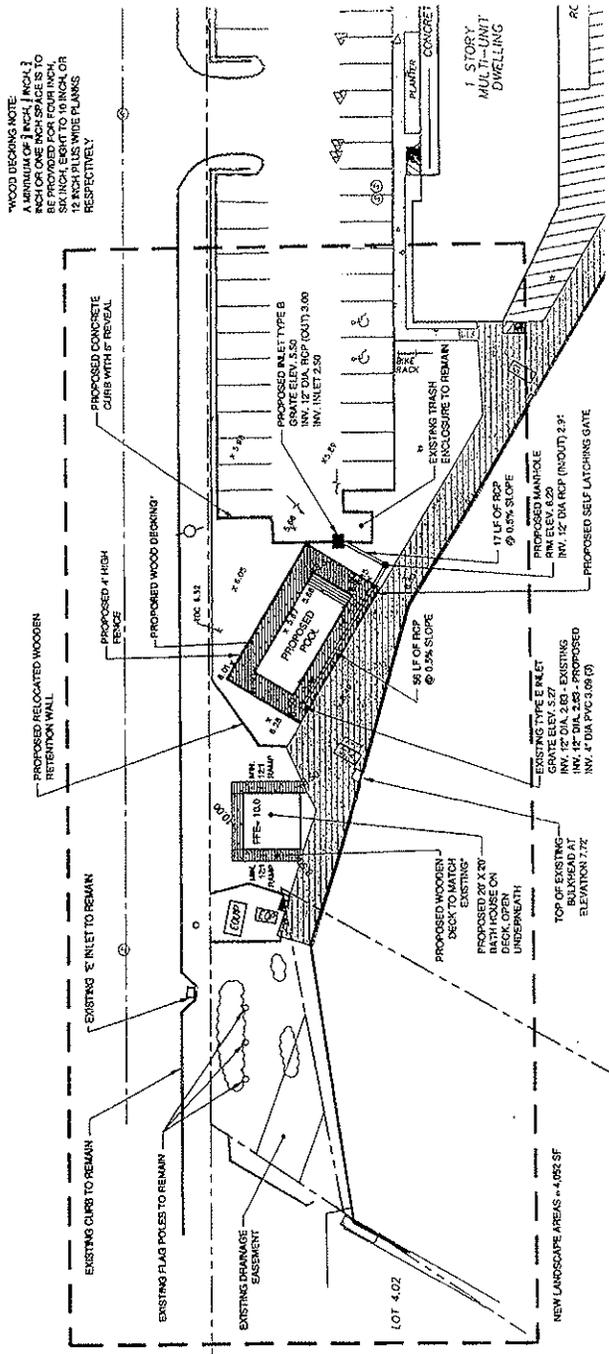
- LEGEND**
- LIGHT POLE
 - WATER METER
 - SANITARY SEWER
 - UTILITY POLE
 - EXISTING LANDSCAPING TO BE RELOCATED OR REMOVED
 - EXISTING LANDSCAPING TO REMAIN

OVERALL PLAN
 BLOCK 806, LOT 4.01
 LOWER TOWNSHIP
 CAPE MAY COUNTY, NEW JERSEY

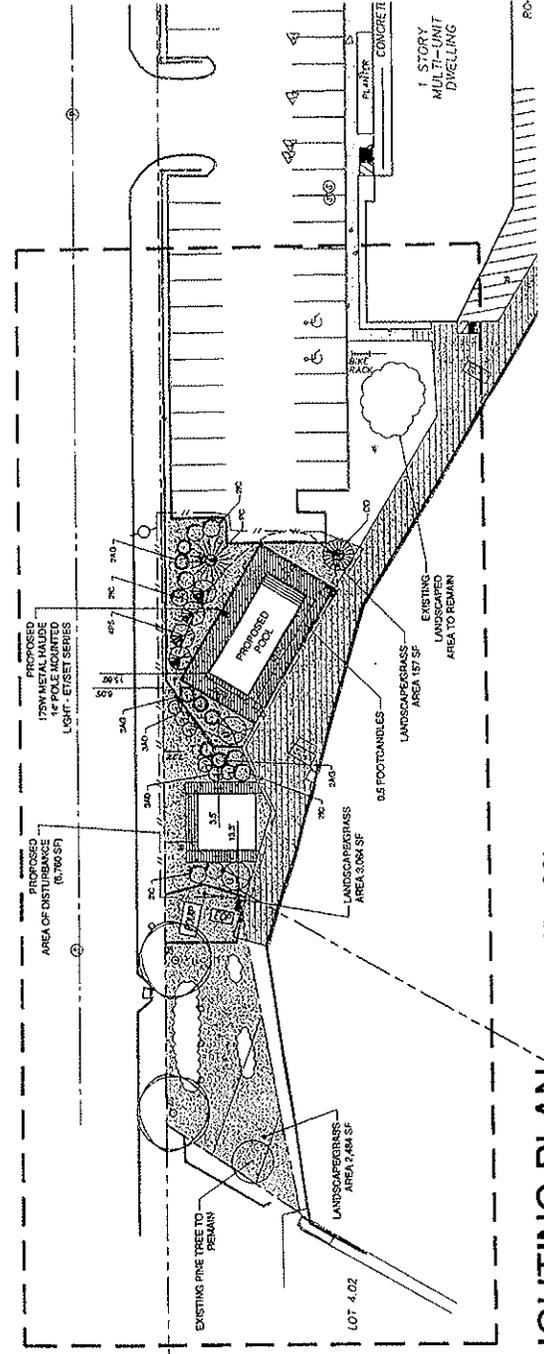
SURVEY INFORMATION

Survey Information
 Outbound and topographic survey information taken from plan entitled "The Plan of Survey, Lighthouse Pointe Marina, Lot 4.01, Block 806, Township of Lower, Cape May County, NJ" as prepared by Stone Harbor Surveyors, P.C., Box 911, 1869 Third Avenue, Stone Harbor, NJ 08247. Same details, P.E. LB #12653, dated 09-12-03, and last revised on 3-16-09.

REVISION	DATE	BY
REV. FOR RUPP	3-24-11	PTJ
REV. FOR COUNTY	10-11-11	AD
REV. FOR COUNTY	11-15-16	JB
REV. FOR COUNTY	10-25-10	ZB
REVISED PER OWNER	2-4-10	ZB



ENLARGED SITE PLAN 1" = 20'



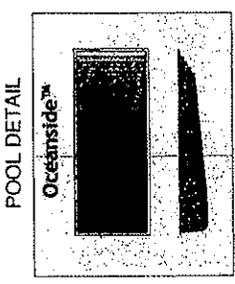
LANDSCAPE AND LIGHTING PLAN 1" = 20'

IMPERVIOUS COVERAGE CALCULATIONS

TOTAL UPWARD AREA OF LOT	126,115 SF
TOTAL IMPERVIOUS	87,118 SF (69%)
- EXISTING IMPERVIOUS AREAS TO BE REMOVED	2,296 SF
- PARKING SPACES/DRIVE AISLE	2,296 SF
TOTAL	2,592 SF
PROPOSED IMPERVIOUS	87,063 SF (69%)
- BATH HOUSE	480 SF
- NEW IMPERVIOUS AREAS	600 SF
- DECK	1,288 SF
TOTAL	2,368 SF
NEW PERVIOUS / LANDSCAPED AREAS	1,283 SF

NET RESULT IS NO INCREASE IN IMPERVIOUS COVERAGE

*6.0% EXISTING SPOT ELEVATION
 6.50% PROPOSED SPOT ELEVATION



OCEANSIDE
 Name: OCEANSIDE
 Outside Dimensions: 49' - 6" x 16' - 3"
 Inside Dimensions: 38' - 6" x 15' - 3"
 Depth: 4' - 4"
 692 SQ.FT.

PLANT LIST

PLANT	SCYTHICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
1	Prunella	Prunella	1	4" x 4"	21.0L
2	Prunella	Prunella	1	4" x 4"	21.0L
3	Prunella	Prunella	1	4" x 4"	21.0L
4	Prunella	Prunella	1	4" x 4"	21.0L
5	Prunella	Prunella	1	4" x 4"	21.0L
6	Prunella	Prunella	1	4" x 4"	21.0L
7	Prunella	Prunella	1	4" x 4"	21.0L
8	Prunella	Prunella	1	4" x 4"	21.0L
9	Prunella	Prunella	1	4" x 4"	21.0L
10	Prunella	Prunella	1	4" x 4"	21.0L
11	Prunella	Prunella	1	4" x 4"	21.0L
12	Prunella	Prunella	1	4" x 4"	21.0L
13	Prunella	Prunella	1	4" x 4"	21.0L
14	Prunella	Prunella	1	4" x 4"	21.0L
15	Prunella	Prunella	1	4" x 4"	21.0L
16	Prunella	Prunella	1	4" x 4"	21.0L
17	Prunella	Prunella	1	4" x 4"	21.0L
18	Prunella	Prunella	1	4" x 4"	21.0L
19	Prunella	Prunella	1	4" x 4"	21.0L
20	Prunella	Prunella	1	4" x 4"	21.0L
21	Prunella	Prunella	1	4" x 4"	21.0L
22	Prunella	Prunella	1	4" x 4"	21.0L
23	Prunella	Prunella	1	4" x 4"	21.0L
24	Prunella	Prunella	1	4" x 4"	21.0L
25	Prunella	Prunella	1	4" x 4"	21.0L

1.1 SUMMARY

1.1.1 Site and Surrounding Areas Description

The project site is located in Lower Township, Cape May County, New Jersey with 898 LF of frontage on Shawcrest Road. The project site is designated as Block 806, Lot 4.01 and contains an area of 7.85 acres. The upland portion of the property is 3.01 acres. The site is located in the "MD-1" Marine Development/Single-Family Zoning District. The Lighthouse Pointe Marina and Restaurant is located on the property.

The site is presently developed as a marina with 160 boat slips, 9 residential units, 100-seat restaurant, ship's store, retail marina store, clubhouse and 179 parking spaces. NJDEP Permit No. 86-0870-1 dated 5/14/87 granted approval for the reconstruction of an existing marina which would provide 173 boat slips, ship's store, 150-seat restaurant, a retail marine sales building, a pool, 227 parking spaces and the dredging of 63,000 CY of material.

NJDEP Permit No. 0505-06-0015.1 CAF100001 dated 5/4/11 granted approval to construct a 602 SF swimming pool, a 400 SF bathhouse, 1,228 SF of surrounding deck, vegetative plantings and removal of 2,255 SF of legally existing pavement.

1.1.2 Project Description

It is the intent of the applicant to request an approval for improvements to the existing marina. These improvements shall include the reconfiguration of the existing personal watercraft (PWC) docks in accordance with current rules, installation of floating docks for transient boats and the installation of fuel tanks and pumps.

Personal Watercraft Docks

The marina intends to reconfigure and legalize the personal watercraft docks which exist at the marina. This is a condition of Permit #0505-06-0015.1 CAF100001. This will be accomplished by reducing the number of personal watercraft to sixteen (16) and providing a configuration which meets the requirements of NJAC 7:73-4.5(b)6i.

Floating Docks for Transient Boats

The marina is seeking funding through the New Jersey Department of Transportation (NJDOT) National Boating Infrastructure (NBIG) Program. These programs help marinas provide amenities for the boating public for amenities such as transient boat docks, fuel docks and marina pumpout systems. The proposed floating docks were previously used by the U. S. Coast Guard. The docks are 7.5' wide and 66' in length. The docks contain conduit galleys which would be used to run power lines, communication cables and fuel piping. These existing floating docks are solid and are limited only what is necessary for the proposed use and will not pose a hazard to navigation.

Fuel Tanks and Pumps

It is the intent of the marina to locate a 1,000 gallon above-ground gas tank and a 1,000 gallon above-ground diesel tank on the upland portion of the site and pumps at the end of transient docks. The location of the pumps shall be installed in conformance with NJAC 7:7E-7.3A(a) x. and xi.

1.1.3 Other Approvals Required

This application requires approval from the following agencies:

- Lower Township Planning Board
- New Jersey Department of Environmental Protection

1.2 PROJECT DESCRIPTION

1.2.1 Development Description

The proposed project entails the reconfiguration of the personal watercraft docks, the installation of floating docks for transient boats and the installation of fuel tanks and pumps for both gas and diesel.

1.2.2 Site Plan

The proposed project is shown on the following plans which are included with this CAFRA submission: Plans entitled "Waterfront Development/Coastal General Permit Plan, Block 806, Lot 4.01, Lower Township, Cape May County, New Jersey," Sheets 1 through 2, prepared by Engineering Design Associates, dated 4/25/12.

1.2.3 Structure Description

It is the intent of the applicant to install two (2) 1,000 gallon above-ground storage tanks. One tank will be utilized for the storage of gasoline while the second tank will be utilized for storage of diesel fuel. Both tanks shall be equipped with 110% containment dikes.

1.2.4 Transportation Plan

Access to the site is from Shawcrest Road via two existing driveways. The improvements to the parking lot will include the installation of landscaped islands. The installation of these islands will compensate for the proposed impervious area associated with the installation of the gas and diesel storage tanks.

1.2.5 Utilities Plan

Sewer

The existing Lighthouse Pointe Marina and Restaurant, Clubhouse and multi-unit dwelling are serviced from an existing sanitary sewer line. No additional sewage effluent will be generated as part of this application.

Water

The existing Lighthouse Pointe Marina and Restaurant, Clubhouse and multi-unity dwelling are serviced from an existing water line. No additional water demands will be generated as part of this application.

1.2.6 Soils and Topography

The Cape May County Soil Survey indicates that (USPSAS) Urban Land-Psamments Sulfidic Substratum Complex soils exist on the project site.

1.3 COASTAL ZONE MANAGEMENT RULES N.J.A.C. 7:7E

1.3.1 7:7E-3.21 Bay Islands

(a) *Bay islands are islands or filled areas surrounded by tidal waters, wetlands, beaches or dunes, lying between the mainland and barrier island. Such islands may be connected to the mainland or barrier island by elevated or fill supported roads. Existing lagoon edges (N.J.A.C. 7:7E-3.24) are not bay islands.*

2. *For the purposes of this chapter, the areas listed below are not considered bay islands. The impervious cover limits for these areas are determined under the Special Area Rules at N.J.A.C. 7:7E-3 where applicable, and/or under N.J.A.C. 7:7E-5B.*

CAPE MAY COUNTY

Shawcrest/Hildreth Island, Lower and Middle Townships

The subject site is located on Shawcrest Island. Refer to N.J.A.C. 7:7E-5B.

1.3.2 7:7E-4.5 Recreation Docks and Piers

(a) *Recreational and fishing docks and piers are structures supported on pilings driven into the bottom substrate, or floating on the water surface or*

cantilevered over the water which are used for recreational fishing or for the mooring of boats or jet skis used for recreation or fishing, except for commercial fishing, and house boats.

(b) *Recreational docks and piers, including jet ski ramps, and mooring piles, are conditionally acceptable provided:*

1. *There is a demonstrated need that cannot be satisfied by existing facilities;*
The proposed project is to reconfigure the existing PWC floating docks to be in conformance with 7:7E-4.5. The proposed floating docks for transient boats is needed since the existing marina does not have any docks available for transient boats at this time.
2. *The construction minimizes adverse environmental impact to the maximum extent feasible;*
The proposed construction shall minimize adverse environmental impacts and be in conformance with 7:7E-4.5.
3. *The docks and piers and their associated mooring piles are located so as to not conflict with overhead transmission lines;*
No overhead transmission lines are in the vicinity of the proposed floating docks.
4. *There is minimum feasible interruption of natural water flow patterns;*
There is no interruption of natural water flow pattern.
5. *Space between horizontal planking is maximized and width of horizontal planking is minimized to the maximum extent practicable. Under normal circumstances, a minimum of 3/8 inch, 1/2 inch, 3/4 inch, or one inch space is to be provided for four inch, six inch, eight to ten inch, or twelve inch plus wide planks, respectively;*

There are no fixed piers proposed as part of this application except the gangways for access to the floating docks which shall be in conformance with 7:7e-4.5(b)5.

6. *The width of the structure shall not exceed twice the clearance between the structure and the surface of the ground below or the water surface at mean high tide (measured from the bottom of the stringers), except for floating docks whose width shall not exceed eight feet. Under typical circumstances, the maximum width of the structure shall be eight feet over water and six feet over wetlands and intertidal flats, except as noted at (b)6iii below. For the purposes of this section, an intertidal flat is a low-lying strip of land along a shoreline located between spring high and spring low tides. The height of the structure over wetlands shall be a minimum of four feet regardless of width;*

The proposed floating docks are 3.33', 5' and 7.5' wide. The proposed gangway is 3' wide.

- I. A minimum of eight feet of open water shall be provided between any docks if the combined width of the docks over the water exceeds eight feet;*

There is 8' proposed between the PWC docks.

- ii. Construction and placement of the dock shall be a minimum of four feet from all property lines, for docks which are perpendicular to the adjacent bulkhead or shoreline; and*

The proposed floating transient docks are 4' from the adjacent bulkhead.

- iii. In man-made lagoons only, the maximum width of the structure shall be eight feet over water and six feet over wetlands. The height of the structure over wetlands shall be a minimum of four feet;*

Not Applicable.

7. *In man-made lagoons only, the structure extends no more than 20 percent of the width of the lagoon from bank to bank; and*
Not Applicable.
 8. *The proposed structure and associated mooring piles do not hinder navigation or access to adjacent water areas. A hazard to navigation will apply to all potential impediments to navigation, including access to adjacent moorings, water areas and docks and piers.*
No hazards to navigation exist due to this proposal.
- (c) *The construction of recreational docks and piers within areas designed by the Department as shellfish habitat must comply with the standards specified under the Shellfish Habitat Rule, N.J.A.C. 7:7E-3.2;*
Not Applicable.
 - (d) *The construction of recreational docks and piers within submerged vegetation areas must comply with the standards specified under the Submerged Vegetation Rule, N.J.A.C. 7:7E-3.6;*
Not Applicable.
 - (e) *For sites which have existing dock or pier structures exceeding eight feet in width over water areas and/or wetlands which were constructed prior to September 1978 and for which the applicant proposes to increase the coverage over the water area or wetlands by relocating or increasing the number or size of docks or piers, the existing oversized structures must be reduced to a maximum of eight feet in width over water areas and six feet in width over wetlands and intertidal flats. All structures proposed as part of an expansion must comply with all of the applicable Coastal Zone Management Rules;*
None Exist.

- (f) *The construction of covered or enclosed structures such as gazebos or sheds located on or above the decking of recreational docks and piers is prohibited except on public piers owned and controlled by a public agency.*
Not Applicable.

1.3.3 7:7E-5B.4 Impervious Cover Limits for a Site in the CAFRA Area

- (e) *If the site is not located in a CAFRA Center, CAFRA Core or CAFRA Node, is not located in the Coastal Metropolitan Planning Area and is not located in a coastal center, the impervious cover limit is the limit at (e) 1, 2, or 3 below, whichever is higher:*
1. *The acreage of the net land area on the site as determined under N.J.A.C. 7:7E-5.3(d), multiplied by the impervious cover percentage in Table H below for the Coastal Planning Area in which the site is located; or*
 2. *The acreage covered by buildings and/or asphalt or concrete pavement legally existing on the site at the time the application is submitted to the Department, excluding any buildings, asphalt and/or concrete paving placed on a site in accordance with (e) 3 below; or*
 3. *For a marina support facility at a legally existing and operating commercial marina, including a marina operated by a public agency, commission or authority, the limit at (3) 1 or 2 above or the amount of legal existing impervious cover located on the site, as determined under (g) below, provided the marina support facility is placed on existing legal impervious cover, whichever is higher. For the purposes of this subsection, marina support facilities are boat rack systems, facilities for sewage treatment and marina support buildings. Marina support buildings include, but are not limited to, showrooms, sheds, restrooms and buildings for marine supplies, bait and tackle, boat sales, dock masters office(s) and boat repair, maintenance and manufacturing.*

- (g) *For the purposes of determining impervious cover limits under (c) 3, (d) 2, (e) 3 and (f) 2 above, the amount of existing impervious cover is the highest of the following, provided the impervious cover was legally placed on the site:*
1. *The amount of impervious cover located on the site at the time the application is submitted to the Department;*
 2. *The amount of impervious cover that appears on the applicable 95-97 imagery; or*
 3. *The amount of impervious cover that was placed under the authority of a coastal permit and after the date the photography was performed for the imagery in (g) 2 above.*

The subject site is a legally existing marina as approved by NJDEP Permit No. 86-0870-1 dated May 14, 1987 and Permit No. 0505-06-0015.1 CAF 100001 dated 5/4/11. The proposed changes associated with this application will have a zero (0)% increase in impervious coverage. This will be accomplished by removing some areas of pavement and adding landscaping to the site.

1.3.4. Basic Location Rules (N.J.A.C. 7:7E-6.2)

- (a) *A location may be acceptable for development under N.J.A.C. 7:7E-3, 4, 5, 5A, 5B, and 6, but the Department may reject or conditionally approve the proposed development of the location as reasonably necessary to:*
1. *Promote the public health, safety and welfare;*
 2. *Protect public and private property, wildlife and marine fisheries;*
and
 3. *Preserve, protect and enhance the natural environment.*

The proposed improvements will promote the public health, safety and welfare by providing a safe environment for transient boats to dock and fuel their vessels. These improvements will better protect wildlife and preserve, protect and enhance the natural environment.

1.3.5 Secondary Impacts (N.J.A.C. 7:7E-6.3)

- (a) *Secondary impacts are the effects of additional development likely to be constructed as a result of the approval of a particular proposal. Secondary impacts can also include traffic increases, increased recreational demand and any other off-site impact generated by on-site activities which affect the site and surrounding region.*

- (b) *Coastal development that induces further development shall demonstrate, to the maximum extent practicable, that the secondary impacts of the development will satisfy the Coastal zone Management Rules. The Department may restrict coastal development from connecting to an approved infrastructure in order to prevent adverse impacts to special areas and to protect and preserve coastal resources.*
 - 1. *The level of detail and areas of emphasis of the secondary impact analysis are expected to vary depending upon the type of development. Minor projects may not even require such an analysis. Transportation and wastewater treatment systems are the principal types of development that require a secondary impact analysis, but major industrial, energy, commercial, residential and other projects may also require a rigorous secondary impact analysis.*

The project is considered a minor project and does not warrant a rigorous secondary impact analysis. There shall be no increase in traffic from the proposed project. The existing use already exists as a 173-slip marina and will not significantly impact the existing transportation systems.

1.3.6 Marina Development (N.J.A.C. 7:7E-7.3A)

(a) *The following pertains to marina project design:*

1. *The following should be followed to promote water quality in the marina basin:*

i. *Basin depths must never exceed the depths of access channels nor the open water to which the basin is connected.*

The depth of the 173 slips are less than the depth of the Grassy Sound Channel.

ii. *Deep-draft slips shall be constructed in naturally deep portions of the site in order to minimize the need for dredging.*

Dredging of the slips is not proposed.

iii. *Floating breakwaters are preferred in low-energy areas (where wavelengths are less than twice the width of the breakwater).*

Floating docks are proposed.

iv. *Sharp angles are to be avoided; corners should be gently rounded, never square.*

Sharp angles are not proposed.

v. *Basin depths should uniformly deepen toward the exit and waterway outside the basin.*

The existing and proposed slips shall follow the natural grade of the Grassy Sound bottom which deepens as it extends the center of the channel.

vi. *Entrance channels should not be located on corners.*

The existing entrance channels are not located on corners.

- vii. *Where possible, entrance channels should be oriented in the direction of the prevailing winds to promote wind-driven circulation.*

There are no entrance channels proposed.

- viii. *Enclosed basins should include openings at opposite ends to promote circulation.*

The existing marina basin is not an enclosed basin.

- ix. *Slips should be oriented parallel to currents, never broadside; this promotes circulation and reduces the load on the pier structure.*

The floating docks are proposed parallel to the current of the channel.

- x. *Fuel pumps shall include back pressure cut-off valves. Main cut-off valves shall be available both at the dock and in the upland area of the marina.*

The proposed fuel pumps will include back pressure cut-off valves. Main cut-off valves will be available at the dock and in the upland area of the marina.

- xi. *Fuel docks should be sturdy using a floating design wherever possible in order to withstand significant storm affected tidal ranges.*

The proposed fuel dock will be sturdy, using a floating design.

- xii. *To control stormwater runoff, upland portions of the site should include water quality features such as detention basins and limit pollutants from entering the waterway.*

The proposed changes associated with this application will result in a zero percent (0%) increase in impervious coverage; therefore, water quality features are not proposed.

2. *Sloping rip-rap bulkheads are preferred over solid vertical structures; they better dissipate wave energy and provide a more diverse habitat for marine organisms.*

There are no proposed bulkheads included with this application.

3. *To avoid standing waves, bulkheads should never be parallel to one another.*

All bulkheads are existing.

4. *To minimize the impact on the photic zone, dock and pier widths should be minimized. In addition, the structures should stand as high above mean high water as possible and should be oriented north-south to the maximum extent practicable.*

The proposed floating docks were previously used by the U.S. Coast Guard. These docks are 7.5' wide by 66' long.

5. *The distance from a parked car to a slip should never exceed 180 meters.*

The distance from the farthest existing parking space to the farthest existing slip is approximately 910'.

6. *Septic systems shall be installed with a minimum setback of 100 feet and in soils with a minimum depth to the seasonal high water table of four feet or more.*

The existing buildings are serviced from an existing municipal sanitary sewer line.

7. *For safety, the usable width of the entrance channel should be at least four times the beam of the widest expected vessel, or a minimum of 19 meters.*

As indicated above, there are no additional entrance channels proposed.

8. *The marina shall provide pumpout station(s) (fixed or portable). Marinas which allow occupation of berthed vessels for a period of 72 hours or more shall provide slipside pumpout facilities.*
The existing marina utilizes slipside pumpout facilities.
9. *The marina shall provide abundant trash receptacles along with adequate fish cleaning areas, including separate and well-marked dispensers for organic refuse.*
The existing marina provides abundant trash receptacles and fish cleaning stations.
10. *Ample parking facilities shall be provided, with a minimum of 0.6 spaces per slip (the number will range from 0.6 to 2.5 spaces per slip, depending on the nature of the marina).*
The existing marina provides 173 parking spaces total on site. This includes 18 spaces for the residential units, 33 for the restaurant and 122 spaces for the boat slips (0.76 spaces/boat slip).
11. *The design should include an aesthetically pleasing landscape design.*
Additional landscaping will be added to the existing parking lot.
12. *Maintenance areas shall be screened by proper landscaping and shall include techniques which will prevent materials from entering the water.*
There are no existing upland maintenance areas located at the marina.
13. *The fueling facility shall be designed to accommodate four of the largest expected vessels.*
The proposed fueling facility is designed to accommodate four (4) of the largest expected vessels.
14. *For safety, the turning area of the basin should be at least 2.25 times the length of the longest expected vessel.*

The existing basin turning area is at least 2.25 times the length of the longest expected vessel.

15. *Marinas shall provide restroom facilities according to the following schedule:*

iii For a large marina (over 80 boats), add:

- (1) One urinal per 30 boats (men) (5 Required);*
- (2) One toilet stall per 60 boats (men) (3 Required);*
- (3) One toilet stall per 30 boats (women) (5 Required);*
- (4) One washbasin per 30 boats
(men and women) (5 Required);*
- (5) One shower stall per 60 boats
(men and women) (3 Required).*

The existing marina has 3 urinals, 3 men's toilets, 5 women's toilets, 2 men's washbasins, 3 women's washbasins, 1 men's shower, 2 women's showers and 5 outdoor showers.

The proposed bathhouse approved by Permit No. 0505-06-0015.1 CAF 100001 will provide additional facilities as follows: 2 urinals, 1 men's toilet, 2 women's toilets, 1 men's shower and 1 women's shower.

16. *For safety, comfort, and to avoid interference with commercial boating activity, marinas will be designed such that wave heights do not exceed two to four feet in the entrance channel and one to 1.5 feet in the berthing area. Such a design will assume four foot external wave conditions.*

The existing marina meets this criteria.

17. *The marina shall develop and implement a recycling plan for solid waste as appropriate to county requirements.*

The existing marina already has a solid waste plan which includes a recycling plan in accordance with Cape May County requirements.

(b) *The following pertains to marina construction:*

1. *Only high-grade, slow leaching wood preservatives shall be used on pilings and other dock/pier woods.*
The proposed docks, pilings and wood components shall meet this requirement.
2. *If dredging is necessary, it shall be scheduled around critical life stages of marine organisms.*
No dredging is proposed.
3. *Dredging shall take place during the colder months when the dissolved oxygen levels are naturally high.*
No dredging is proposed.
4. *Erosion and sediment controls shall be in place prior to construction.*
Erosion and sediment control measures shall be in place prior to construction.
5. *Where appropriate (currents under 1.5 knots), sediment curtains shall be used during dredging.*
No dredging is proposed.
6. *Clean dredge spoil with adequate grain size shall be used for beach nourishment.*
No dredging is proposed.

(c) *The following pertains to marina operation:*

1. *The marina must have available adequate floating containment booms and absorbent materials in the event of hydrocarbon spills. Employees shall be trained in the deployment and proper usage of such equipment.*

The existing marina has adequate floating containment booms and absorbent materials in the event of hydrocarbon spills. These items are stored in a locker near the fish cleaners which shall also include a fire extinguisher. Signs are posted at the entrance to each dock ramp indicating where the locker is located, directing operators to take immediate action in the event of a spill, including boom deployment and spreading of absorbent materials, directions for use of the contents of the locker and direction to contact the marina owner (include owner's phone number). The signs also direct the operator, owner or employee to immediately notify New Jersey Department of Environmental Protection at 1-877-WARNDEP and the Coast Guard in the event of a spill. Employees are trained in the deployment and proper usage of such equipment. All tenants are provided with a key to the emergency supply locker.

2. *Operators shall immediately notify the Department and the Coast Guard of all significant hydrocarbon spills.*
Operators shall immediately notify the Department and the Coast Guard of all significant hydrocarbon spills.
3. *Operators shall take immediate action in the event of a spill, including boom deployment and spreading of absorbent materials.*
Operators shall take immediate action in the event of a spill, including boom deployment and spreading of absorbent materials.
4. *Waste receptacles shall be emptied daily.*
Waste receptacles are emptied daily.
5. *Boat maintenance shall be undertaken as far from the water as possible.*
Boat maintenance shall be undertaken off-site.

6. *Clean dredged material with adequate grain size shall be used for beach nourishment.*
No dredging is proposed.
7. *No-discharge signs shall be posted through-out the marina basin.*
No-discharge signs are posted through-out the marina basin.

1.3.7 *Water Quality (N.J.A.C. 7:7E-8.4)*
Surface Water Use (N.J.A.C. 7:7E-8.5)
Groundwater Use (N.J.A.C. 7:7E-8.6)

The project, as proposed, will not affect the water quality of the groundwater or of the Grassy Sound Channel. The proposed project is serviced by an existing municipal sanitary sewer line and an existing water main. Soil erosion measures have been incorporated to reduce the impacts to groundwater and the Grassy Sound Channel.

1.3.8 *Stormwater Management (N.J.A.C. 7:7E-8.7)*

If a project or activity meets the definition of "major development" at N.J.A.C. 7:8-12, then the project or activity shall comply with the Stormwater Management Rules at N.J.A.C. 7:8.

The proposed project matches the existing impervious area. In addition, the area of disturbance is less than 1 acre; therefore, it is not considered a "Major Development" and a stormwater storage facility is not required. The project is in compliance with the Stormwater Management Rules at N.J.A.C. 7:8.

1.3.9 *Vegetation (N.J.A.C. 7:7E-8.8)*

- (a) *Vegetation is the plant life or total plant cover that is found on a specific area, whether indigenous or introduced by humans.*

- (b) *Coastal development shall preserve, to the maximum extent practicable, existing vegetation within a development site. Coastal development shall plant new vegetation, particularly appropriate coastal species native to New Jersey to the maximum extent practicable.*

The existing vegetation on-site is a mixture of grass, shrubs and trees. The existing trees and shrubs will be left in place. Additional landscaping will be provided in the existing parking lot at the proposed landscape islands.

1.3.10 Air Quality (N.J.A.C. 7:7E-8.10)

- (a) *The protection of air resources refers to the protection from air contaminants that injure human health, welfare or property, and the attainment and maintenance of State and Federal air quality goals and the prevention of degradation of current levels of air quality.*
- (b) *Coastal development shall conform to all applicable State and Federal regulations, standards and guidelines and be consistent with the strategies of New Jersey's State Implementation Plan (SIP). See N.J.A.C. 7:27 and New Jersey SIP for ozone, particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, lead and visibility.*
- (c) *Coastal developments shall be located and designed to take full advantage of existing or planned mass transportation infrastructures and shall be managed to promote mass transportation services in accordance with Traffic Rule, N.J.A.C. 7:7E-814.*

The proposed project has been designed to minimize and prevent the degradation of current levels of air quality.

The project shall conform to all applicable State and Federal regulations, standards and guidelines and be consistent with the strategies of New Jersey's State Implementation Plan (SIP). See N.J.A.C. 7:27 and New Jersey SIP for ozone,

particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, lead and visibility.

The project was designed to take full advantage of existing or planned mass transportation infrastructures and shall be managed to promote mass transportation services, in accordance with the Traffic Rule, N.J.A.C. 7:7E-8.14.

1.3.11 Public Trust Rights (N.J.A.C. 7:7E-8.11)

- (a) *Public trust rights to tidal waterways and their shores (public trust rights) established by the Public Trust Doctrine include public access which is the ability of the public to pass physically and visually to, from and along lands and waters subject to public trust rights as defined at N.J.A.C. 7:7e-3.50, and to use these lands and waters for activities such as swimming, sunbathing, fishing, surfing, sport diving, bird watching, walking and boating. Public trust rights also include the right to perpendicular and linear access. Public accessways and public access areas provide a means for the public to pass along and use lands and waters subject to public trust rights.*

As discussed previously, an existing asphalt parking lot which extends from Shawcrest Road to the existing bulkhead provides access to the marina. There are no existing fences or barriers to impede access to the site. The project is in compliance with this section.

- (d) *Except as otherwise provided at (f) below, development on or adjacent to all tidal waterways and their shores shall provide on-site, permanent, unobstructed public access to the tidal waterway and its shores at all times, including both visual and physical access. Specific requirements for sites located along the Arthur Kill, Kill Van Kull west of Bayonne Bridge, Newark Bay, Delaware River from the Trenton Makes Bridge to the CAFRA boundary, Elizabeth River, Hackensack River, Passaic River, Rahway River, Raritan River, Cohansey River in Bridgeton City, and Maurice River in*

Millville City are found at (e) below. Public accessways and public access areas shall:

- 1. Include perpendicular access and a linear area along the tidal waterway and its entire shore; and*
- 2. If located in a natural area of a tidal waterway, be designed to minimize the impacts to the natural area and tidal waterway, including impacts to habitat value, vegetation and water quality.*

As indicated, the access to the waterfront on-site is permanent, unobstructed and has been designed to minimize impact to the natural environment.

- (e) Except as provided in (f) below, in addition to the requirements of (d) above, the perpendicular access and linear area provided for sites located along the Arthur Kill, Kill Van Kull west of Bayonne Bridge, Newark Bay, Delaware River from the Trenton Makes Bridge to the CAFRA boundary, Elizabeth River, Hackensack River, Passaic River, Rahway River, Raritan River, Cohansey River in Bridgeton City, and Maurice River in Millville City shall comply with the following. The standards for public access along the Hudson River Waterfront Area are set forth at N.J.A.C. 7:7E-3.48.*

The need for additional sidewalks or walkways is not necessary and will only add impervious cover to the site. The existing asphalt parking lot provides the access to the waterfront.

- 4. Where development of a new or at an existing two-unit (excluding duplexes) or three-unit residential development, or associated accessory development or associated shore protection structure is proposed, the Department may allow the provision of alternate public access on-site or at a nearby off-site location based on an evaluation of the size of the site, the character of the waterway and the availability and type of public access in the vicinity, provided I through iii below are met. This paragraph does not apply to the*

Hudson River Waterfront Area and the waterways listed at (e) above. Public access requirements may be imposed as a condition of Shore Protection Program funding, pursuant to (p) below.

- I. *The development does not result in the development of more than three residential units either solely or in conjunction with a previous development as defined at N.J.A.C. 7:7-2.1(b)8;*
 - ii. *No beach and dune maintenance activities are proposed; and*
 - iii. *The site is not located on or adjacent to the Atlantic Ocean, Sandy Hook Bay, Raritan Bay or Delaware Bay and their shores.*
- (g) *Public access must be available on a non-discriminatory basis. All establishments, including municipalities, counties, marinas, condominium associations, homeowner associations and beach clubs which control access to tidal waterways and their shores shall comply with the Law Against Discrimination, N.J.S.A. 10:5-1 et seq.*

Public access is available on a non-discriminatory basis.

- (h) *Public access to tidal waterways and their shores shall be clearly marked. Department approved public access signs shall be installed at each public accessway, public access area and/or public parking area at the development site and maintained in perpetuity by the permittee and its successors in title and interest. N.J.A.C. 7:7E-8.11(p) contains the standards for signs for municipalities that participate in Shore Protection Program funding, subsection (1) below contains the standards for signs for municipalities, counties and non-profits that receive Green Acres funding for a Green Acres project site.*

The access is clearly defined by the existing asphalt parking lot.

(j) *Parking shall be provided for the public to access tidal waterways and their shores, except where public access is not required in accordance with (f)6 above or the project is limited in scope in accordance with (f)7. Subsection (p) below contains the parking standards for municipalities that participate in Shore Protection Program funding. Subsection (q) below contains the parking standards for municipalities, counties and non-profits that receive Green Acres funding for a Green Acres project site. All other development shall provide parking as follows:*

1. *For developments which propose to reduce existing on-street or off-street parking that is used by the public for access to tidal waterways and their shores, mitigation for the loss of these public parking areas shall be required at a minimum creation to loss ratio of 1:1. This mitigation shall occur through the creation of new parking spaces within the proposed development site or at another location within 250 feet of the proposed development site, except as provided at (j)1i below.*
 - I. *For public roadway projects, where mitigation cannot be accomplished within 250 feet of the proposed development site, mitigation shall occur within one-quarter mile of the proposed development site;*
 - ii. *The area set aside for off-street parking shall be dedicated for public access parking through the recording of a conservation restriction maintaining the parking spaces in perpetuity; and*
 - iii. *The area set aside for on-street parking shall be dedicated for public access parking through municipal ordinance.*

The existing asphalt parking lot is for use by residents to gain access to the waterfront. The existing asphalt parking lot provides a safe and maneuverable parking area that will not erode.

- (k) *Development on or adjacent to tidal waterways and their shores shall provide barrier-free access where feasible and warranted by the character of the site.*

The existing asphalt parking lot provides barrier-free, ADA-compliant parking and access to the waterfront.

- (l) *Development on or adjacent to tidal waterways and their shores shall incorporate fishing access and associated amenities to the maximum extent practicable within the area provided for public access. In the case of a beach, fishing access shall not be required in areas designated for swimming during hours designated for swimming.*

The entire bulkhead and the floating docks can be used for fishing.

- (m) *A fee for use of bathing and recreational facilities and safeguards, such as lifeguards, toilets, showers and parking at publicly or privately-owned beach or waterfront areas, may be charged in accordance with (m)1 through 6 below. However, no fees shall be charged solely for access to or use of tidal waterways and their shores. The fee schedule and documentation of compliance with this paragraph shall be submitted to the Department by the permittee, Shore Protection Program participant or recipient of Green Acres funding for a Green Acres project site and its successors in title and interest upon request.*

No fee shall be charged solely for access to/or use of tidal waterways.

1.3.12 Scenic Resources and Design (N.J.A.C. 7:7E-8.12)

- (a) *Scenic resources include the views of the natural and/or built landscape.*

- (b) *Large-scale elements of building and site design are defined as the elements that compose the developed landscape such as size, geometry, massing, height and bulk structures.*
- (c) *New coastal development that is visually compatible with its surroundings in terms of building and site design, and enhances scenic resources is encouraged. New coastal development that is not visually compatible with existing scenic resources in terms of large-scale elements of building and site design is discouraged.*
- (d) *In all areas, except the Northern Waterfront Region, the Delaware River Region and Atlantic City, new coastal development adjacent to a bay or ocean or bayfront or oceanfront, beach, dune or boardwalk and higher than 15 feet in height measured from the existing grade of the site or boardwalk shall comply with the following, unless it meets the requirements at (e) below:*
1. *Provide an open view corridor perpendicular to the water's edge in the amount of 30% of the frontage along the waterfront where an open view currently exists; and*
 2. *Be separated from either the beach, dune, boardwalk or waterfront, whichever is further inland, by a distance of equal to two times the height of the structure. However, exceptions may be made for infill sites within existing commercial areas along a public boardwalk where the proposed use is commercial and where the setback requirement is visually incompatible with the existing character of the area.*
- (e) *Coastal developments that modifies an historic structure on or eligible for inclusion on the New jersey or National Register of Historic Places, is adjacent to a bay, ocean, bayfront or oceanfront, beach, dune or boardwalk, and is higher than 15' in height measured from the existing grade of the site or boardwalk need not comply with (d) above provided the development*

meets the requirements at 1 and 2 below. This exception does not apply to new development proposed to be located outside of the historic structure's footprint of development as defined at N.J.A.C. 7:7E-1.8.

1. *The development preserves the historic structure; and*
2. *The development will not detract from, damage, or destroy the value of the historic structure.*

(f) Rationale: See the note at the beginning of this Chapter.

The Scenic Resources and Design Rule only applies to new coastal development that exceeds a height of 15'. The proposed improvements associated with this application do not exceed a height of 15'. The project complies with this Rule.

1.3.12 Buffers and Compatibility of Uses (N.J.A.C. 7:7E-8.13)

The proposed development is compatible with the adjacent site uses. The adjacent properties consist of both commercial and residential uses. The proposed project entails the reconfiguration of the personal watercraft docks, the installation of floating docks for transient boats and the installation of fuel tanks and pumps for both gas and diesel. All of these improvements are associated with the existing use.

The proposed development is compatible with the adjacent site uses. The adjacent properties consist of both commercial and residential uses. It is the intent of the applicant to reconstruct the existing dilapidated dwelling and replace the existing septic system with a new, functioning septic system. All of these improvements are associated with the existing/proposed use.

1.3.13 Traffic Resource Rules (7:7E-8.14)

The proposed project has been designed and located in a manner to cause the least possible disturbance to traffic systems. The development is accessed from Shawcrest

Road at two (2) locations via two (2) 25' driveways. The existing parking lot contains 179 parking spaces. The project is in compliance with this section.

1.4 COASTAL AREA FACILITY REVIEW ACT (CAFRA) N.J.S.A. 13:19

The following information is provided to satisfy the requirements of Section 10 of the CAFRA Statute N.J.S.A 13:19 (P.L. 1973, c.185).

13:19-10

- a. *Conforms with all applicable air, water and radiation emission and effluent standards and all applicable water quality criteria and air quality standards.*

The proposed project conforms to all air, water and radiation emission and effluent standards and all applicable water quality criteria and air quality standards.

The proposed project will not disturb the level of service of traffic patterns. The two existing access driveways onto Shawcrest Road do not result in a major air quality impact to the roadway and other adjacent roadways in terms of traffic volume and associated air emissions. No excessive vehicular delays will be caused by the proposed development and it is unlikely that there will be an increase in carbon monoxide (CO), sulfur dioxide (SO₂), nitrogen dioxide (NO₂), various hydrocarbons or other particulates due to vehicle exhaust from traffic idling.

In accordance with N.J.A.C. 7:14-21.3, the proposed improvements associated with this application will not generate any additional sewage flows.

In accordance with N.J.A.C. 7:10-12.6, the proposed improvements associated with this application will not generate any additional demand for water.

The proposed project will not produce any radiation emission.

- b. *Prevents air emissions and water effluents in excess of existing dilution, assimilative, and recovery capacities of the air and water environments at the site and within the surrounding region.*

The proposed project will not cause air emissions in excess of existing dilution, assimilative, and recovery capacities of the air environment at the site and within the surrounding region. There will be no increase in the amount of carbon monoxide generated by this project.

In accordance with N.J.A.C. 7:14-21.3, the proposed improvements associated with this application will not generate any additional sewage flows.

In accordance with N.J.A.C. 7:10-12.6, the proposed improvements associated with this application will not generate any additional demand for water.

- c. *Provide for the collection and disposal of litter, [trash and refuse] recyclable material and solid waste in such a manner as to minimize adverse environmental effects and the threat to the public health, safety and welfare.*

The proposed project will operate in compliance with New Jersey's Source Separation Act. The recycling program includes:

1. Mixed paper (office paper, newsprint and magazines)
2. Corrugated materials
3. Commingled (mixed glass, metal and plastic)

Solid waste and recycling materials generated by the project will be removed in accordance with Township and MUA requirements and the homeowners will comply with all recycling standards.

- d. *Would result in minimal feasible impairment of the regenerative capacity of water aquifers or other ground or surface water supplies.*

The proposed development of the site is consistent with the Cape May County Water Quality Management Plan, the NJDEP Rules on Coastal Zone Management, Upper Township and NJDEP design standards for stormwater management. The proposed project results in minimal feasible impairment of the regenerative capacity of water aquifers or other ground or surface water supplies.

- e. *Would cause minimal feasible interference with the natural functioning of plant, animal, fish and human life processes at the site and within the surrounding region.*

There is no significant animal population on the project site. The reconfiguration of the personal watercraft docks, the installation of floating docks for transient boats and the installation of fuel tanks and pumps for both gas and diesel will not impact plants, animals, fish and humans dependent on the surrounding waters.

Human life processes will be affected to a minimum extent by limiting construction activities to normal business hours and controlling the flow of construction activity for the project. The staging of construction vehicles will primarily be located on the project site.

The project will cause minimal feasible interference with the natural functioning of plant, animal, fish and human life processes at the site and within the surrounding region.

- f. *Is located or constructed so as to neither endanger human life or property nor otherwise impair the public health, safety and welfare.*

The proposed project will not endanger human life or property nor otherwise impair public health, safety or welfare. The proposed improvements will be constructed on a property that already contains improvements.

A temporary increase in noise levels will occur due to construction activities. All construction equipment will conform to the rules established by The Occupational Health and Safety Act (OSHA), with regard to noise level, emissions, etc. Public

health will not be impaired because federal, state, and municipal air quality and effluent standards will be maintained. All design and construction shall comply with the Uniform Construction Code of New Jersey and the adopted subcodes as required for new construction.

- g. *Would result in minimal practicable degradation of unique or irreplaceable land types, historical or archaeological areas and existing public scenic [and aesthetic] attributes at the site and within the surrounding region.*

The proposed project will result in minimal degradation of unique or irreplaceable land types and existing public scenic [and aesthetic] attributes at the site and within the surrounding region. No unique or threatened land types exist on the project site.

1.5 UNAVOIDABLE ADVERSE IMPACTS

The construction of the project will generate the following unavoidable adverse impacts:

- The site will be disturbed during the grading and clearing process associated with the installation of the fuel tanks, thus potential for sedimentation and erosion is increased during the construction of the project. Soil erosion control measures shall be in place during the grading and clearing process, as shown on the site plan.
- A temporary increase in noise levels will occur due to construction activities. All construction equipment will conform to the rules established by The Occupational Health and Safety Act (OSHA), with regard to noise level, emissions, etc.

1.6 ALTERNATIVES TO THE PROPOSED PROJECT

There are four (4) alternatives to the proposed project which can be considered. The following have been reviewed:

- A. Location alternative;
- B. Design alternative;
- C. Engineering alternative;
- D. No development alternative.

As discussed throughout this report, it is the intent of the applicant to reconfigure the personal watercraft docks, install floating docks for transient boats and install fuel tanks and pumps for both gas and diesel. The Engineering Plans promote a desirable visual environment through creative development techniques and good civic design and provide for traffic circulation, adequate parking, installation of indigenous plant material and improved site aesthetics. The “no development alternative” would result in a loss of aesthetic and functional improvements to the site.

1.7 CONCLUSION

No major environmental impacts will result from the reconfiguration of the personal watercraft docks, installation of floating docks for transient boats and the installation of fuel tanks and pumps for both gas and diesel. The proposed project will result in improved dock facilities to accommodate transient boats, improve fueling facilities for boats, improved dock facilities for personal watercraft, maintenance of the existing scenic view corridor and improved site aesthetics. This proposed project will not impact the natural resources of the State of New Jersey. The proposed development complies and is consistent with the Rules on Coastal Zone Management (N.J.A.C. 7:7E) and satisfies the requirements of Section 10 of the CAFRA Statute (P.L. 1973, c.185).