



## State of New Jersey

PHILIP D. MURPHY  
Governor

SHEILA Y. OLIVER  
Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Watershed & Land Management  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

SHAWN M. LATOURETTE  
Commissioner

Steven Colombo  
Ocean Grove Camp Meeting Association (OGCMA)  
54 Pitman Ave.  
Ocean Grove, NJ 07756

October 7, 2021

RE: Deficiency Letter: WFD Individual Permit- (Waterward)  
File and Activity No.: 1334-01-1002.4 LUP210001  
Applicant: Steven Colombo  
Project: Pier Construction  
Block(s) and Lot(s): [101, 13] [101, 5]  
Municipality: Neptune Twp; County: Monmouth

Dear Mr. Colombo:

Watershed & Land Management (Program) has received the above-referenced application for the proposed pier extension. Based upon the materials submitted, the following additional information and revisions to the corresponding site plans are required for Program staff to deem the application administratively and technically complete:

1. Work within an easement requires that the title holder of the easement sign the application form authorizing work within the easement. This site is encumbered by the Army Corps of Engineers storm damage reduction easement, of which the NJDEP Division of Coastal Engineering is the holder. Page 2 of the submitted application form must be revised to check off "YES" to work within an easement, and the NJDEP Division of Coastal Engineering must sign the application form as co-owner/easement holder, since the project is within the limits of the ACOE project footprint. Please provide a copy of a revised application form with the original signature.
2. Please submit a revised compliance statement addressing the Recreational docks and piers rule, NJAC 7:7-12.5. Please be advised that 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. It does not appear that the applicant is a public agency, and thus the gazebo would not meet the rules.
3. Please submit a revised compliance statement addressing the Public access rule, NJAC 7:7-16.9 and Public Access Law.

In addition to the above, the following items should be addressed in order for the Program to conduct an expedited review:


1. Please clarify if the submitted compliance statement is for this application. Sections of it discuss impacts to dunes, volleyball poles, ADA ramps, a sewer pump to be legalized and bathroom trailer. It appears this work is not a part of the pending Waterfront Development application. Please submit a revised compliance statement addressing this project only, or submit revised plans and a revised project description if it is for more than the pier extension.
2. Based on an aerial review it appears the boardwalk and buildings in this location appear to be in different footprint pre and post Sandy. Please demonstrate legality of these structures or remove from the plans, since this application is only for in water work. If these structures are not legal, you will need to submit a CAFRA Individual Permit in order to legalize them. Structures can only be legalized if they meet the rules.

Following the above, please submit the revised site plans and other information within thirty days of the receipt of this letter. All site plans must be signed and sealed by a licensed professional engineer, architect, or land surveyor, as appropriate, and include a revision date. The Program's preference for providing supplemental or revised application materials is through the Department's new DEP Online service. This process can be used for any Program application that requires follow-up information. The uploaded documents will go directly into the Department's database, known as "NJEMS" as an attachment and staff will be notified that information has been received. The service can be found at: <https://www.nj.gov/dep/landuse/epermit.html>.

Please note that this letter does not include comments that the Endangered and Threatened Species Unit, Green Acres, State Historic Preservation Office or Division of Coastal Engineering may have regarding the subject project.

If you have any questions regarding this letter, please contact Kara Turner by email at [Kara.Turner@dep.nj.gov](mailto:Kara.Turner@dep.nj.gov). Please reference the Program's file number in all communication.

Sincerely,

 Digitally signed  
by Joanne B.  
Davis  
Date: 2021.10.07  
07:37:51 -04'00'

Joanne B. Davis, Supervisor  
Watershed & Land Management

c: Municipal Clerk  
Municipal Construction Official  
Agent (original) – Richard Picatagi