

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRVAR SHAFAL, P.E., P.P.
GREGORY S. BLASH, P.E., P.P., CPWM
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S.

November 22, 2021

New Jersey Department of Environmental Protection
Division of Watershed & Land Management
501 East State Street, PO Box 420
Mail Code 501-02A
Trenton, New Jersey 08625-0420

Attention: Joanne B. Davis, Supervisor

**Re: Supplemental Information/ FILE# 1334-01-1002.4 LUP 210001
Individual Waterfront Development Application
For Reconstruction of Ocean Grove Pier
at Ocean Grove Camp Meeting Association Property
Block 101, Lots 5 & 13
Neptune Township, Monmouth County, New Jersey
Our File: OGCMA 20-01**

Dear Ms. Davis:

Please accept this supplemental information package in regard to the referenced application. It addresses the October 7, 2021, letter with comments/concerns. Items addressed include:

1. Need signature on DCE signature on DLUR form - The DLUR, on Page 2, check box for 'will work be done within and easement?' is attached. The box is checked 'YES'. The signed Page 2 carries a digital signature from Kelley Staffieri, (also included DLUR File No.) along with a digital time stamp of 2021.11.17 at 080:52-05'00'. See Attachment A.
2. Proposed Gazebo Rule NJAC 7:7-12.5 - The applicant, Ocean Grove Camp Meeting Association (OGCMA), hereby requests a waiver from this rule based on the fact that although the property is privately owned, the pier is essentially a public amenity, accessible to the public and built explicitly for public use. It is free to access by the public without membership, payment, or other conditions of access and/or use as are most of the Monmouth County's similar beach and boardwalks. The exception is that the Ocean Grove Pier will include no barriers to access, whatsoever.

The proposed gazebo on the pier will play an integral role in enabling the Neptune Township Office of Emergency Management (OEM) to provide enhanced public safety. The gazebo will provide shelter for a multitude of specialized video,

weather analysis, first responder communications, emergency medical equipment and trained personnel who will monitor many different aspects of the beach/ocean environment on a daily basis during the beach season.

'The real-time communications and monitoring will assist during emergency operations from routine rescues of bathers and boaters to catastrophic shoreline emergencies.'

Please see the attached letter in support/justification of the gazebo from Neptune Township's Emergency Management Coordinator, Michael J. Bascom, CEM, addressed to the NJDEP Commissioner. See Attachment B.

3. Requested Compliance Statement/Public Access Rule– See Attachment C.
4. Revised EIS/Clarification of Items to be approved – See Attachment D.
5. Location of Boardwalk Footprint Justification – attached, please find NJDEP Authorization Letter(s), File No. 1334-11-0003.1, CAF140001, dated May 1, 2014, by Janet Stewart, Supervisor, Bureau of Urban Growth and Redevelopment. The letter(s) authorize(s) the reconstruction of the boardwalk, that was damaged by Superstorm Sandy, to be reconstructed approximately 30 feet landward of the Pre-Sandy footprint. See Attachment E.

It is our understanding that the enclosed responses, explanations, and attachments provided herewith, in answer to the aforementioned letter of October 7, 2021, will suffice in the Department's effort to deem the referenced application both 'administratively' and 'technically complete.'

Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,

LEON S.AVAKIAN, INC.



Richard Picatagi, LLA, LTE, PP, LEED® AP
Principal Landscape Architect/Environmental Scientist

RP:mfl

cc: Jamie Jackson, OGCMA
Steve Colombo, OGCMA
David J. Howarth, LSA, Inc.
OG?OGCMA/20/20-01c

Attachment A

Easement Holder's (digital) signature on DLUR Application Form provided by
Kelly Staffieri, NJDEP Division of Coastal Engineering, dated 2021.11.17.

B. PROPERTY OWNER'S CERTIFICATION

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

In addition, the undersigned property owner hereby certifies:

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

Signature of Owner

Date

Print Name

Kelley Staffieri
Digitally signed by Kelley Staffieri
DN: cn=Kelley Staffieri, o=Manager
of Operations, ou=Division of Coastal
Engineering,
email=kelley.staffieri@dep.nj.gov,
c=US
Date: 2021.11.17 08:52:02 -05'00'

*The Div. of Coastal Engineering has advised that an authorized representative has signed this permit application as easement holder only. Coastal Engineering's signature on this application shall not be construed as agreement with or authorization to perform the activities proposed in this permit application. This permit application will be subject to Coastal Engineering review and comment as part of the application review process by Division of Land Use Regulation/ Division of Watershed and Land Management.

C. APPLICANT'S AGENT

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

Name of Agent

Occupation/Profession of Agent

Signature of Applicant/Owner

Signature of co-Applicant/Owner

AGENT'S CERTIFICATION:

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

Signature of Agent

Name of Firm

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

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

Signature

Print Name

Position & Name of Firm

Professional License # _____
Date

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

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

Signature

Print Name

Position & Name of Firm

Professional License # _____
(If Applicable) Date

Attachment B

Copy of Gazebo Support/Justification letter from Neptune Township Office of Emergency Management (OEM) Coordinator, Michael J. Bascom, CEM, addressed to NJDEP Commissioner, dated November 15, 2021.

Dr. Michael Brantley, Mayor
Nicholas Williams, Deputy Mayor
Keith Cafferty
Robert Lane Jr.
Tassie York



Vito D. Gadaleta, R.M.C., Q.P.A.
Business Administrator
Richard J. Cuttrell, R.M.C.
Township Clerk
Michael J. Bascom, C.M.F.O., C.T.C.
Chief Financial Officer

November 15, 2021

Commissioner Shawn M. LaTourette
New Jersey Department of Environmental Protection
PO Box 402
Trenton, NJ 08625-0402

RE: Ocean Grove Pier Replacement

Dear Commissioner LaTourette;

The Neptune Township Office of Emergency Management respectfully submits this letter voicing our strong support of the Ocean Grove Camp Meeting Association (OGCMA) Pier Replacement Project. We request your thoughtful consideration of the project which we believe will provide significant public benefit by way of increased public access enhanced opportunities, and most importantly to our department, enhancement of our public safety capabilities.

The Neptune Township Office of Emergency Management (OEM) intends to enter into an agreement with the Ocean Grove Camp Meeting Association to include public safety enhancements along the pier that will enhance our capabilities plan for and respond to emergencies throughout Neptune Township. The intent is for the pier to include equipment that will provide our emergency responders with access to local weather information, tidal conditions, flood warnings, water rescue equipment, enhanced emergency communications capabilities, locations for command and control of waterfront emergencies, and the ability to observe general conditions in the area of the pier. The OGCMA funded pier will provide the platform for essential emergency services which would otherwise require significant taxpayer funding.

Neptune Township OEM supports the proposed pier design which will utilize the northern and southern wings to accommodate equipment for weather data collection, wave monitoring, tidal monitoring, lightning detection, emergency communications antennas and related equipment, video surveillance systems, first responder rescue devices, and emergency medical services equipment. In addition to enhancing our overall emergency capabilities for Neptune Township in general, these enhancement will enable early detection of conditions and warnings to protect more than 130,000 beach goers each season. The proposed pavilion will provide a sheltered platform for incident command operations and staging of manpower for our ANSWER Water Rescue Team (Area Network of Shore Water Emergency Responders) which provides water rescue services to Neptune Township, Neptune City, Bradley Beach and Avon-By-The-Sea. The real-time communication and monitoring will assist during emergency operations ranging from routine rescues of bathers and boaters to catastrophic shoreline emergencies.

Thank you for your consideration of this significant investment in public access and public safety.

Sincerely,

Michael J. Bascom, CEM
Emergency Management Coordinator

25 Neptune Boulevard • Neptune, New Jersey 07763
Tel: 732.988.5200 • Fax: 732.988.6433 • www.neptunetownship.org

Attachment C

N.J.A.C. 7:7-1.69 Public Access Compliance

- (a) The project complies with this rule because it allows the public to pass physically and visually to, from and along tidal waters.
- (b)
 - 1. All levels of government must seek, create and enhance opportunities for public access to tidal waters. Although OGCMA is NOT a government agency and is not required to comply with rule, it does, in fact comply, with the rule
 - 2. OGCMA complies with this rule by maintaining public access to tidal waters.
 - 3. The applicant provided public restrooms, pier, fishing and other amenities
 - 4. The applicant provides and maintains a maintains safe public access to tidal waters without endangering the public or damaging the environment.
 - 5. The public access will not create homeland security vulnerability, in fact homeland security will be greatly enhanced and protected by the gazebo on the pier and the public safety equipment it will protect.
- (c)
 - 1. N/A - OGCMA is not a public government agency. It does not have a Master Plan, nor is it required to have one.
 - 2. N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
 - 3. N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
 - 4. N/A - OGCMA is not a public government agency. It does not have a Public Highway but provides safe access roadways to public access locations.
- (d) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
- (e) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
- (f) N/A - OGCMA is not a municipality and is therefore not subject to this rule, however, it strives to maintain public access.
- (g) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
- (h) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
- (i) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor does it have a Master Plan, and is not required to have either
- (j) N/A - OGCMA is not a public government agency. It does not have a Municipal Public Access Plan, nor is it required to have one.
- (k) OGCMA complies with this rule as demonstrated in (n) below.
- (l) The Garden State Parkway is located several miles west and “Ocean Grove” signs are present, as provided by the Parkway Maintenance Staff. OGCMA is not a government agency and has no power or public funding to build, improve, enhance or maintain ramps, walks or other public transportation elements outside of its borders.

- (m) N/A – No marinas exist in Ocean Grove and none are proposed.
- (n) OGCMA fully complies by providing public access on the pier which is the subject of this application and especially by providing a platform for homeland security observation and monitoring.
- (o) OGCMA fully complies by providing maintenance to dunes and beaches associated with public access on and near tidal waters.
- (p) N/A –This project does not involve any shore protection features or developments
- (q) OGCMA fully complies. Public access is provided on a Nondiscriminatory basis.
- (r) ‘Ocean Grove’ signs in surrounding areas direct the public to Ocean Grove.
- (s) OGCMA fully complies because it does not discourage or prevent the exercise of public trust rights in any fashion.
- (t) OGCMA fully complies by providing barrier free ramps from boardwalk to beach and also in other location throughout Ocean Grove
- (u) OGCMA fully complies with (k) and (m)
- (v) OGCMA does not charge a fee to use public rest rooms
- (w) During a telephone conversation on November 18, 2021, with Kara Turner, NJDEP, it was determined that a conservation restriction easement is not required at this time due the project site’s existing free and open ongoing access to the public to the boardwalk, beach and pier, provided by OGCMA. Should such a need be determined by NJDEP during the permit review process, it will be expressed as a condition of the permit approval.
- (x) OGCMA complies with the rationale of the Public Trust Doctrine’s by not limiting access to tidal waters & resources via; perpendicular access (for passage to the beach/ocean/boardwalk); linear access (for walking along the edge of the beach/ocean/boardwalk); and visual access to the beach/ocean/boardwalk.

Conservation easement not required "due to the project site's "existing free and open ongoing access to the public to the boardwalk, beach and pier, provided by OGCMA.
INCONSISTENT WITH OGCMA'S RECENT STATEMENTS IN PRESS THAT IT IS PRIVATE PROPERTY.

Attachment D

Revised EIS clarifying items to
be authorized/legalized under this application,
dated September 2021 and revised November 3, 2021

**ENVIRONMENTAL IMPACT
STATEMENT**

APPLICATION FOR:

INDIVIDUAL WATERFRONT DEVELOPMENT PERMIT

OCEAN PIER RE-CONSTRUCTION

located at:

Beach at Atlantic Ocean (Embury Avenue)

**Block 101, Lots 5 & 13, Neptune Township
Monmouth County, New Jersey**

September 2021

(revised November 3, 2021)

prepared by:

Richard Picatagi, LLA, PP, LTE, LEED®AP
N.J.L.L.A. # AS00459

Leon S. Avakian, Inc. - Consulting Engineers
788 Wayside Road, Neptune, NJ 07753

SUMMARY

The Ocean Grove pier is a timber structure extending approximately 500 feet into the Atlantic Ocean from the east edge of the existing boardwalk. It has sustained significant damage as a result of Superstorm Sandy in October 2012. The east half, that previously extended east of the mean high-water line, was torn away by violent wave action and tidal surge. FEMA made a decision to not fund the pier's reconstruction. **The Ocean Grove Camp Meeting Association will self-fund the project.**

The reconstructed ocean pier will provide a platform for enhanced technology that will enable the Neptune Township Office of Emergency Management (NTOEM) to obtain accurate weather information from a state-of-the-art weather station. A lightning detection system (static measuring device) will provide longer warning time for swimmers to exit the water as electrical storms approach the area. Increased shoreline visibility for lifeguards and EMS personnel will enhance views to the north and south for improved swimmer safety.

A PVC conduit will be installed under the pier to provide for future electric service for safety, weather and monitoring equipment.

Work will include the construction of a temporary coffer dam to provide a platform, from which a heavy equipment can operate in order to drive piles and lift construction material into place during construction.

Coffer dam construction will entail steel sheet piling driven to create a sand platform 35 feet wide by 120 feet long running south of the pier with a 10-foot offset. Once the sheet piling has been installed, sand will be moved from the beach (temporarily) in order to build up the temporary, level work platform for allow for the crane to be used for the installation of the timber piles.

In addition to replacing structural elements of the pier, all existing decking will be removed and the entire pier will be re-decked. The majority of the pier will be decked with either timber or composite decking material. The outermost 100 feet over the water will be decked with a grate type decking composed of polyvinyl, fiberglass or metal, that allows larger waves and storm surges to pass up through the decking without lifting or damaging it. New aluminum railings with three horizontal rails are also proposed.

The applicant proposes to reconstruct the pier primarily within a modified footprint, that will narrow the width in places and add a two bump-outs near the east end

The modification in shape, as described above, will result in a net decrease of pier surface area by approximately 1,700 square feet. Upon completion of the project, the sand will be moved back to the beach areas from which it was borrowed and spread to pre-construction elevations and profile. The steel sheet piles and wooden pilings from the coffer dam will be completely removed.

ENVIRONMENTAL ASSESSEMENT:
SUBCHAPTER 9. SPECIAL AREAS

7:7-9.2 Shellfish Habitat

Approximately 3,500 square feet (0.0803 acres) of ocean floor will be temporarily disturbed at the coffer dam. No significant impacts to shellfish habitat will occur as a result of this project.

7:7-9.3 Surf Clams

Approximately 3,500 square feet (0.0803 acres) of ocean floor will be temporarily disturbed at the coffer dam. No significant impacts to ocean quahog/surf clam habitat will occur as a result of this project.

7:7-9.4 Prime Fishing Areas

The coffer dam work is within a prime fishing area and will not have a detrimental effect on fishing due to its small area of temporary disturbance. In fact, by providing structure in the marine environment, it will likely attract sea life, upon which predator fish prey and may be a benefit to the local marine ecology while it is in place

7:7-9.5 Finfish Migratory Pathways

The coffer dam will extend 70-80 feet beyond the mean high-water line into the Atlantic Ocean. Finfish can easily swim around the temporary obstacle. In regard to autumnal southward migration of predator fish, such as striped bass and bluefish, structures that are perpendicular to the shore line can temporarily trap schools of baitfish (menhaden and mullet) that are moving south, leading to a situation of a feeding frenzy. Larger predator fish rely on this way of feeding to provide fuel for the long migrations. Such event can have a positive effect on predator fish and a negative effect on baitfish.

7:7-9.6 Submerged Vegetation Habitat

N/A - there is no submerged vegetation in the vicinity of the proposed work. Only a bare sandy ocean floor is present in the active surf zone where the work is proposed.

7:7-9.7 Navigational Channels

N/A - No such channels are on the project property or in the vicinity of the proposed work.

7:7-9.8 Canals

The project area is in the Atlantic Ocean's surf zone. No canals are, therefore, no impacts will occur to canals.

7:7-9.9 Inlets

The nearest inlet to Ocean Grove is the Shark River Inlet, located 1.5 miles to the south. No impacts are anticipated to the Shark River Inlet.

7:7-9.10 Marina Moorings

N/A - No marina moorings are in the vicinity of the proposed work.

7:7-9.11 Ports

N/A - No ports are in the vicinity of the proposed work.

7:7-9.12 Submerged infrastructure routes

The project area is not in line with any known submerged infrastructure route. There is no known submerged infrastructure in the vicinity of the project area. Therefore, no impacts are anticipated.

7:7-9.13 Shipwreck and artificial reef habitats

There is one known shipwreck in the vicinity of the project area. It is the 'Rijukan, a sailing ship lost in fog on December 16, 1876. It is located approximately 700 feet off the beach at Lat 21.2111/Long. 74.000. The project area projects out to 80 feet maximum from the mean high-water line. No impacts to the shipwreck are anticipated.

7:7-9.14 Wet borrow pits

During periodic USACE beach nourishment projects, sea floor sand is taken, by hydraulic suction, from the ocean floor and brought on-shore to restore storm damaged, eroded beaches. However, the borrow areas are well beyond the extent of the proposed work area for this project. No such pits are located within the project area. They are well beyond 80 feet from the beach. No impacts are anticipated to wet borrow pits as a result of the proposed activity.

7:7-9.15 Intertidal and sub-tidal shallows

Intertidal and sub-tidal shallows typically occur in back bay areas or in coastal rivers and in estuaries. No work is proposed below the mean high-water line. Therefore, no impacts are anticipated to intertidal and sub-tidal shallows.

7:7-9.17 Overwash areas

Overwash areas typically occur in natural/undeveloped areas. OGCMA maintains all beach and dune areas west of the beaches. No such over-wash areas exist.

7:7-9.18 Coastal high hazard area

The project complies with this rule under (e) because it is a water dependent use. Sixty (60) feet long pilings will be driven to a depth of 10 feet below the ocean floor or until refusal. Special flow thru decking will be used on the eastern end of the pier that will allow for wave splash up through the decking, resulting in a reduced damage to the overall structure.

7:7-9.19 Erosion hazard areas

The proposed activities are proposed within the erosion hazard area and are permitted under this rule as follows in 2(b) "development is prohibited in erosion hazard areas, except for 7-i on or over existing ocean piers."

Ocean Grove is a small resort community whose financial basis lies in tourism and use and enjoyment of boardwalk, beach and surrounding areas. Beach erosion is a regular occurrence in this part of New Jersey and the USACE typically replaces eroded beach sand as required by their beach nourishment projects.

The boardwalk has long been featured as the main attraction of the Ocean Grove resort community and is already densely aligned with buildings. At this specific location, the gain in public use and enjoyment of the beach, ocean and boardwalk facilities outweighs the limited potential additional loss in property damages.

7:7-9.20 Barrier Island corridor

N/A - The OGCMA beach occurs on the mainland and is not a barrier island, hence, no impacts are anticipated or even possible.

7:7-9.21 Bay Islands

N/A - The OGCMA beach occurs at the eastern extent of the continental North American mainland and is not adjacent to any bay, nor is it in the vicinity of any bay islands, hence, no impact is possible.

7:7-9.22 Beaches

All beaches will be maintained in a manner that complies with the US Army Corps of Engineers Beach Nourishment Template 1998_± , as shown on the enclosed plan entitled and maintained accordance with 7:7-10.1 Subchapter10, Standards for Beach and Dune Activities

The project site is a beach that is within the flood hazard area immediately adjacent to the Atlantic Ocean. No habitable structures are proposed in the flood hazard area. No impacts to the Flood Hazard Area are anticipated as a result of this project.

7:7-9.26 Riparian zones

The project site is a beach that is within the Riparian Zone area immediately adjacent to the Atlantic Ocean. No habitable structures or other are proposed in the Riparian Zone. No impacts to the Riparian are anticipated as a result of this project.

7:7-9.27 Wetlands

N/A - No coastal wetlands and no freshwater wetlands are present on the project study area. No impacts to wetlands, whatsoever, are anticipated as a result of this project.

7:7-9.28 Wetlands Buffers

N/A - No freshwater wetlands are present on the property or on adjacent properties. No freshwater wetlands buffers are present on the project study area. No impacts to wetlands buffers, whatsoever, are anticipated as a result of this project.

7:7-9.29 Coastal Bluffs

N/A No coastal bluff is present on the Ocean Grove beach. The entire western extent of the beach is established by the boardwalk and bulkhead.

7:7-9.36 Endangered or threatened wildlife species habitat

Ocean Grove has a Beach Management Plan (BMP) from 2018. The beach managers are familiar with the BMP and all beach maintenance work is performed in accordance with work limits prescribed in the BMP.

7:7-9.37 Critical Wildlife Habitat

No such habitat is present on or near the site, thus, there will be no impacts.

7:7-9.38 Public Open Space

The entire beach along the shore line of Spring Lake is open to the public when it is off beach season and also open to the public, with beach badges, during daytime hours through the summer months. The Pier will increase public open space with enhanced views from the east end of the new pier.

7:7-9.39 Special Hazard Areas

No special hazard areas, such as sea plane landing areas are present on the site and no impacts are anticipated.

7:7-9.48 Lands and Waters Subject to Public Trust Rights

The project is in compliance with both the Public Trust Rights Rule and Public Access Rule. Public access is provided to the beaches at Ocean Grove. ADA compliant ramps have been constructed throughout the town to provide direct access for persons with disabilities.

In total, there are (5) points of public access to the beach:

- Broadway
- Embury Avenue
- Main Avenue
- Ocean Pathway
- (North of) Bath Avenue

Subchapter 10. Standards for Beach and Dune Activities 7:7-10.1

This rule is not applicable to this application. All such activities, described in Subchapter 10 are performed under existing approved CGP#2.

(END OF EIS)

Attachment E

Copy of May 1, 2014, Letter (file No. 1334-11-0003.1, CAF 140001) from
Janet Stewart, NJDEP,
Supervisor, Bureau of Urban Growth and Redevelopment,
authorizing boardwalk re-construction 30 feet landward of Pre-Sandy Footprint.



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

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

BOB MARTIN
Commissioner

MAY 01 2014

Ocean Grove Camp Meeting Association
c/o J.P. Gradone, Executive Director
54 Pitman Avenue
P.O. Box 248
Ocean Grove, NJ 07756

Re: **CAFRA Individual Permit - Emergency Authorization Correction Letter**

Applicant: Ocean Grove Camp Meeting Association
DLUR File No.: 1334-14-0001.1, CAF140001
Project: Ocean Grove Boardwalk Reconstruction
Block 1.01, Lot 1
Township of Neptune, Monmouth County

Dear Mr. Gradone:

The Division of Land Use Regulation (Division) issued the above-referenced Emergency Permit authorization on March 19, 2014. Please be advised that due to an administrative correction, the permit number for this emergency permit is hereby changed to 1334-14-0003.1, CAF140002. Please attach this letter to the Emergency Permit and make a note of this change in your records.

If you have any questions, please do not hesitate to contact Becky Mazzei at Becky.Mazzei@dep.state.nj.us, or by telephone at (609) 984-6216.

Sincerely,

Janet Stewart, Supervisor
Bureau of Urban Growth and Redevelopment

cc: Agent
Municipal Clerk and Construction Official
Bureau of Coastal & Land Use Enforcement (Toms River Office c/o Jen Clayton)



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

MAY 01 2014

Ocean Grove Camp Meeting Association
c/o J.P. Gradone, Executive Director
54 Pitman Ave
Ocean Grove, NJ 07756

RE: **CAFRA Exemption**
DLUR File No.: 1334-11-0003.1, CAF140001
Applicant: Ocean Grove Camp Meeting Association
Block: 1.01 Lot: 1
Township of Neptune, Monmouth County

Dear Mr. Gradone:

The Division of Land Use Regulation (Division) has received your request for confirmation that the reconstruction of a boardwalk on the above-referenced property is exempt from the Coastal Area Facility Review Act, CAFRA (N.J.S.A. 13:9-1 et. seq.). In support of your request the following survey was submitted: "RECONSTRUCTION OF THE OCEAN GROVE BOARDWALK – PHASE 1 IN THE TOWNSHIP OF NEPTUNE, MONMOUTH COUNTY, NEW JERSEY," dated March 28, 2014, unrevised and prepared by Leon S. Avakian, Inc.

As shown on the above referenced plan, the project consists of the reconstruction and landward relocation of an existing boardwalk that was damaged by Superstorm Sandy. The boardwalk will be reconstructed approximately 30 feet landward of the pre-storm footprint.

The Division has determined that the proposed project qualifies for an Exemption pursuant to N.J.A.C. 7:7-2.1(c)3iii, since no adverse environmental impacts are anticipated from the proposed reconstruction and relocation, as long as the following conditions are satisfied:

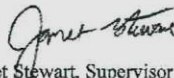
1. In order to protect red knot habitat, all construction staging and access shall be located to the west of the existing boardwalk.
2. The property owner shall allow NJDEP Endangered and Nongame Species Program (ENSP) staff and/or its agents access to the project area before, during, and after construction, in order to conduct monitoring for red knot use and assess the response of any red knots that might use the adjacent beach.
3. The project shall conform to the Neptune Township Land Development Ordinance and comments from the Neptune Historic Preservation Commission.

4. In the event that there is any state, county, or municipal undertaking, (or agency thereof) on the Ocean Grove Boardwalk, the applicant shall submit a review under the New Jersey Register of Historic Places Act, pursuant to N.J.A.C. 7:4.

This letter does not relieve the applicant of the responsibility of obtaining any other required State, Federal or local permits or approvals as required by law and is based on the information submitted in accordance with existing regulations. This determination shall be considered null and void if the submitted information is incorrect, or if site conditions or regulations change.

If you have any questions, please do not hesitate to contact Becky Mazzei at Becky.Mazzei@dep.state.nj.us, or by telephone at (609) 984-6216.

Sincerely,



Janet Stewart, Supervisor
Bureau of Urban Growth and Redevelopment

cc: Agent
Municipal Clerk and Construction Official
Bureau of Coastal & Land Use Enforcement (Toms River Office c/o Jen Clayton)