



## State of New Jersey

PHIL MURPHY  
Governor

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Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation  
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P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)

CATHERINE R. McCABE  
Commissioner

September 6, 2018

Deal 35 Land, LLC  
Attn: Maurice Zekaria  
1195 Route 70, Suite 2000  
Lakewood, NJ 08701

RE: Flood Hazard Area Permit Application - #1337-16-0007.1 FHA 180002  
Applicant: Deal 35 Land, LLC  
Project: Ocean Town Center  
Lot 19.01 of Block 33  
Township of Ocean, Monmouth County

Dear Mr. Zekaria:

We have reviewed the above referenced permit application and find it deficient with regards to the points enumerated below. In accordance with N.J.A.C. 7:13 et seq., please address the following:

1. The applicant submitted a flood hazard review fee of \$11,000 for the review of two bridges with calculations. However, the submitted plans do not show the construction of two bridges. The plans show the construction of two outfall structures within the regulated flood hazard area in connection with the construction of a mixed use development in which a review for compliance with the Stormwater Management Rules would be necessary. Please provide a break down of the review fees and demonstrate that the appropriate review fees have been submitted, pursuant to N.J.A.C. 7:13 and 7:8.
2. Please revise the plan set to show a profile detail of the proposed outfall structures within the regulatory flood hazard area, in order to demonstrate compliance with N.J.A.C. 7:13-11.3, 11.4, and 12.9.
3. The proposed mixed use development has more than 1 acre of total disturbance and more than a 0.25 of net impervious land cover, hence this project is a Major Development and a review for compliance with N.J.A.C. 7:8 is necessary. However, all applicable stormwater calculations, drainage area maps, permeability testing, and soils logs showing the Seasonal High Groundwater Table were not submitted to

demonstrate compliance. Please resolve this. Please note that the Department reserves the right to request additional information or design revisions, upon review of the Stormwater report and supporting documentation.

In addition, while not deficiency items, please address the below items to ensure a more efficient review process:

4. Upon a preliminary review of the submitted plan set, it is noted that the proposed Low Impact Development is lacking. Specifically, low impact design measures such as installing individual drywells and/or vegetative filter strips to provide disconnection, deed restricting natural areas that provide water quality benefits, and minimizing land disturbance were not included in the site design, as required under N.J.A.C. 7:8-5.3. Please redesign the project to include Low Impact Development measures.

Upon receipt and review of the information submitted in response to this letter, the application may be declared complete for review, or further clarification may be necessary.

If you have any questions regarding this matter, please do not hesitate to contact my staff member Chingwah Liang in writing at the above address, by email at [Chingwah.Liang@dep.nj.gov](mailto:Chingwah.Liang@dep.nj.gov), or by telephone at (609) 984-6216.

Sincerely,



Keith P. Stampfel, PE  
Supervisor  
Bureau of Coastal Regulation

c: Agent: Kevin Jameison, Maser Consulting, P.A.  
331 Newman Springs Road, Red Bank, NJ 07701