



State of New Jersey

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

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Division of Land Use Regulation
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www.nj.gov/dep/landuse

May 28, 2020

O G North End Development, LLC
c/o Mr. Joel Brudner/Mr. William Gannon
801 East Main Street
Belmar, NJ 07719

RE: **Deficiency Letter:** CAFRA Individual Permit & FHA Verification
File and Activity No.: 1334-04-0007.2; LUP 200001
Applicant: O G North End Development, LLC
Project: North End Redevelopment
Block: 101 Lots: 2, 3 & 4
Municipality: Township of Neptune; County: Monmouth

Dear Mr. Brudner & Mr. Gannon:

The Division of Land Use Regulation (Division) has reviewed the resubmitted information, dated May 14, 2020, for the proposed North End Redevelopment project. Based upon the materials submitted, the following additional information and revisions to the corresponding site plans are required for Division staff to deem the application administratively and technically complete:

1. As stated in the previous deficiency letter, an incorrect flood hazard area design flood elevation is being used to demonstrate compliance with the Flood Hazard Area Control Act Rules. The effective FEMA map shows a flood hazard area design flood elevation of 13' NAVD exists on site and the preliminary FEMA map shows a flood hazard area design flood elevation of VE zone 15' NAVD immediately adjacent to the site. Since the flood waters from the V zone with an elevation of 15 feet will not automatically stop at the line depicted on the FEMA map, the Department considers the flood hazard area design flood elevation to be 15' NAVD with a zone of AE. The topography of the existing site clearly depicts this phenomenon. Please provide a demonstration of compliance with the Flood Hazard Area Control Act Rules accordingly. Note that the finished floor elevations of the 1st floor retail must be elevated to 16 feet NAVD and no subsurface enclosures are permitted.
2. The Department determined that there is a proposed increase of impervious surface. The "dirt/sand/gravel" as depicted in your plan was considered impervious under existing conditions for the purposes of compliance with the Stormwater Management Rules as were areas shown on the survey labeled grass/overgrowth sand area. For the purposes of the Stormwater Management Rules these areas are considered pervious unless it can be demonstrated that these areas are highly resistant to infiltration by water. As such, it appears that the project increases impervious cover by greater than 0.25 acres and

must meet the water quality requirements of the Stormwater Management Rules. Please revise the Stormwater Management design accordingly.

Additionally, on May 12, 2020, the Division forwarded comments from the NJ Historic Preservation Office (HPO) to your agent, Mr. Joseph Lomax of Lomax Consulting, regarding the HPO concerns below. Based on an email from Mr. Lomax dated May 28, 2020, a firm has been selected and an investigation has been scheduled to address HPO's concern. Please note that the following items need to be addressed in order for the Division to complete its review.

1. The NJ Historic Preservation Office (HPO) has confirmed that the proposed project area is located within the Ocean Grove Camp Meeting Association Historic District, which is listed on the New Jersey and National Registers of Historic Places (SR: 12/16/1975; NR: 4/11/1976). Additionally, the proposed project is located on the site of the former North End Hotel which was demolished in the late 20th century. Therefore, the following information is required:
 - a. A subterranean parking garage is currently proposed as part of the project. Due to the parking garage construction and based on the project site's proximity to a stream/ocean confluence, the project area has a high potential to encounter deeply buried Pre-Contact period shell mounds, burial complexes, and habitation sites. In addition, the project area has a high potential to encounter possible buried historic period maritime and/or shipwreck-related archaeological resources. Therefore, a Phase IB archaeological survey must be conducted within the proposed project area prior to permit issuance. Additionally, any geotechnical data shall be provided to the archaeological consultant for evaluation as part of the Phase IB survey and included in the technical report.
 - b. The HPO requests documentation of the review and approval of the project by the Neptune Township Historic Preservation Commission (HPC). If the project plans change, the HPO requests review of the architectural drawings to ensure compatibility with the Ocean Grove Camp Meeting Association Historic District.

Please contact us to schedule a meeting to discuss the requested items. Please submit electronic copies of the requested revisions within **thirty days** of 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.

If you have any questions regarding this letter, please contact Becky Mazzei by email at Becky.Mazzei@dep.nj.gov. Please reference the Division's file number in all communication.

Sincerely,



Joslin C. Tamagno
Environmental Supervisor, ES4
Bureau of Urban Growth and Redevelopment
Division of Land Use Regulation

- c: Township of Neptune Clerk
Township of Neptune Construction Official
Mr. Joseph Lomax, The Lomax Consulting Group, Agent (original)