

<u>Lot Coverage</u>		
Lot 1.13 Area = 4,350 SF		
<u>Existing Coverage</u>		
Impervious (Stone Paving)	4,127 SF	94.9%
Pervious	223 SF	5.1%
<u>Proposed Coverage</u>		
Impervious (Building & Paving)	2,679.3 SF	61.6%
Pervious	1,670.7 SF	38.4%

<u>Lot 1.11 Area = 5,650 SF</u>		
<i>Existing Coverage</i>		
Impervious (Stone Paving)	3,855 SF	68.3%
(Building & Decks)	1,658 SF	29.3%
Pervious	137 SF	2.4%

Combined Lot Coverage Area = 10,000 SF			
<i>Existing Coverage</i>			
Impervious (Stone Paving)	7,982 SF	79.8%	
(Building & Decks)	1,658 SF	16.6%	
Pervious	360 SF	3.6%	

<i>Proposed Coverage</i>			
Impervious (Building & Paving)	8,192.3 SF	81.9%	
Pervious	1,807.7 SF	18.1%	

General Notes

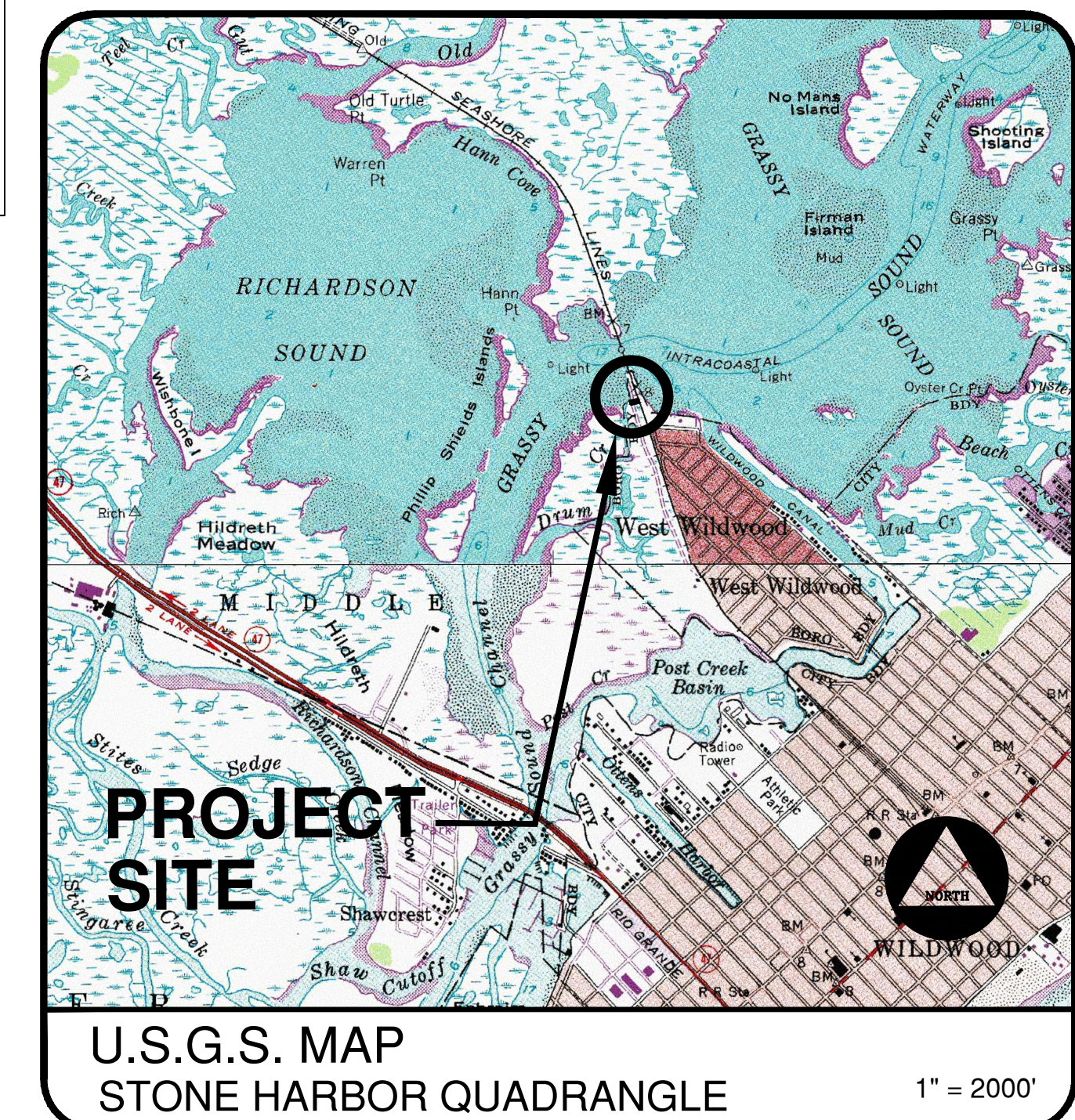
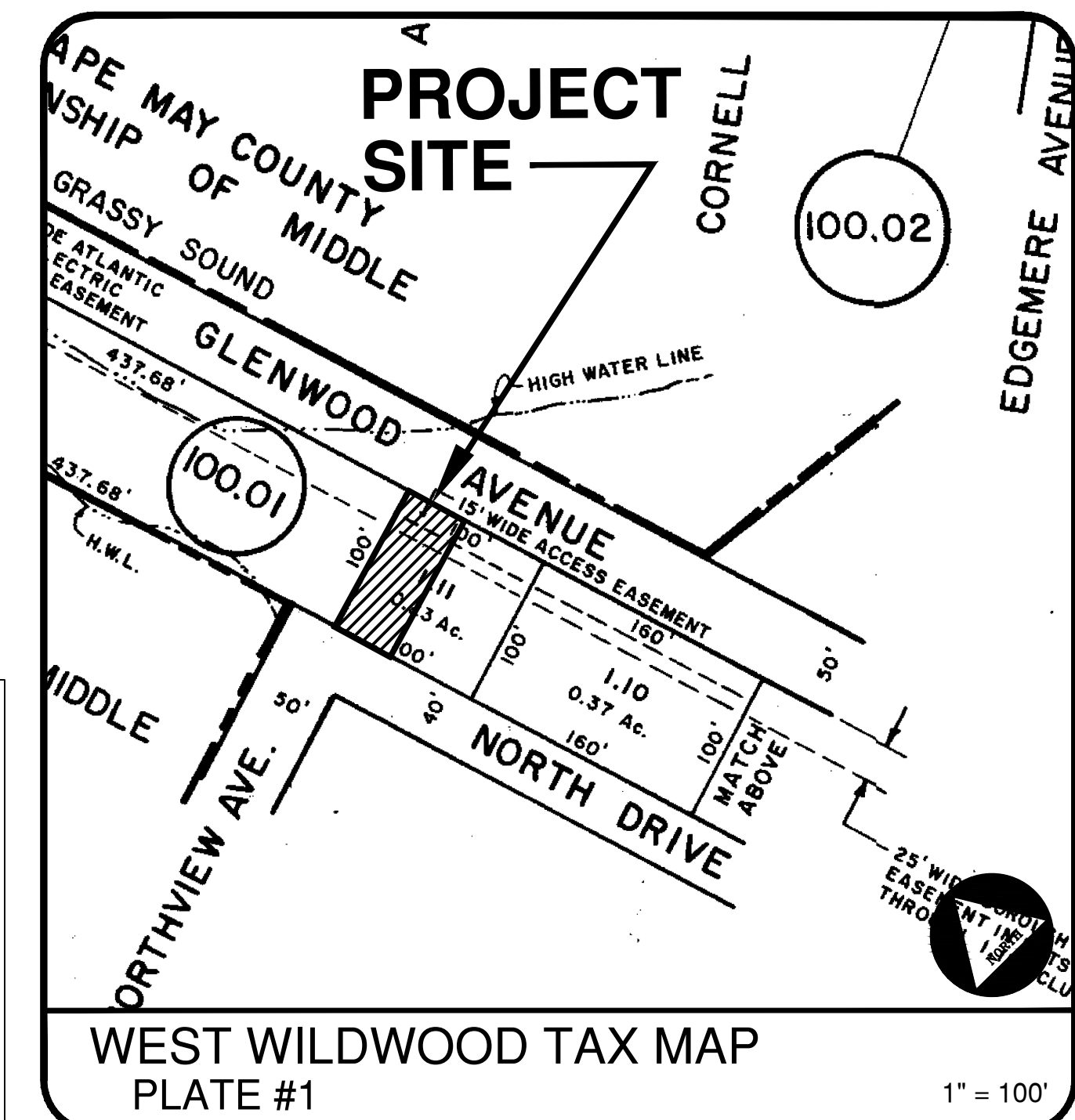
Owner/Applicant:
Albert & Donna Blanchard
4 Saratoga Drive
Wilmington, DE 19808

The project site is known as Block 100.01, Lot 1.13 as shown on the Borough of West Wildwood Tax Map, Plate #1.

Outbound and topographic information was taken from "Plan of Survey situate in Block 100.01, Lot 1.13, Borough of West Wildwood, Cape May County, NJ" prepared by Stephen C. Martinelli, NJPLS Lic. No. 30089, 1217 S. Shore Road, Palermo, NJ. The survey is dated May 18, 2010. Elevations are in feet and refer to NGVD 1929.

The proposed dwelling is to be constructed on piles.

FEMA Base Flood Elevation is 11.0 NAVD 88.



EDA
Engineering
Design
Associates, P.A.

Engineers Environmental Planners Landscape Architects

CAMBRIDGE PROFESSIONAL OFFICES
5 Cambridge Drive Ocean View New Jersey 08230
Fax (609) 390-9204 • www.engineeringdesign.com • CERTIFICATE OF AUTHORIZATION

CAFRA PLAN

BLOCK 100.01, LOT 1.13

BOROUGH OF WEST WIDWOOD

CAPE MAY COUNTY, NEW JERSEY

VINCENT C. ORLANDO

PROFESSIONAL ENGINEER
N.J.P.E. LIC. #32498

Vincent
Orlando

IF THIS PLAN OR DOCUMENT DOES NOT CONTAIN A RAISED SEAL IMPRESSION BEARING THE NAME AND REGISTRATION NUMBER OF THE ABOVE SIGNED PROFESSIONAL, IT MAY NOT BE AN AUTHORIZED COPY OF THE ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED. REPRODUCTION OR FURTHER DISSEMINATION OF THE CONTENTS IN WHOLE OR IN PART REQUIRES PERMISSION IN WRITING FROM ENGINEERING DESIGN ASSOCIATES, P.A.

Update Title Block	3/4/25	MAJ
Rev. per NJDEP	12/16/20	MAJ
Rev. per NJDEP	11/23/20	MAJ
Rev. per NJDEP	10/21/16	MJH
Rev. per NJDEP	1/28/11	MJH
Rev. per NJDEP	9/16/10	MJH
REVISION	DATE	BY



DATE: 5/27/10	DRAWN BY: MJH
SCALE: 1"=10'	CHECKED BY: VCO
PROJECT #: 6199	SHEET: 1 OF 1

NJDEP PERMIT PLAN



Engineers - Landscape Architects - Planners



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED & LAND MANAGEMENT
Mail Code 501-02A, P.O. Box 420, Trenton, New Jersey 08625-0420
Telephone: (609) 777-0454 or Fax: (609) 777-3656
www.nj.gov/dep/landuse



PERMIT

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 terms, conditions, and limitations 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.		Approval Date March 13, 2025 Expiration Date March 12, 2030
Permit Number(s): 0513-06-0011.1 APL110001	Type of Approval(s): CZM General Permit 4	Governing Rule(s): N.J.A.C. 7:7-1.1(a)
Permittee: Mr. Albert J. Blanchard 4 Saratoga Drive Wilmington, DE 19808		Site Location: Site Address: 798 North Drive Block(s) & Lot(s): [100.01, 1.13] Municipality: Borough of West Wildwood County: Cape May County
Description of Authorized Activities: This document authorizes the construction of a new single-family dwelling on pilings with a footprint of 1,731.8 square feet, a parking area beneath the dwelling, and paver patio as shown on the approved plans referenced on the last page of this permit. This project is authorized under and in conditional compliance with the applicable Coastal Zone Management Rules (N.J.A.C. 7:7-1.1 et seq.), as amended on October 5, 2021 and the Flood Hazard Area Control Act Rules (N.J.A.C. 7:13-1.1 et seq.), as amended on July 17, 2023, provided that all conditions to follow are met. This CZM General Permit 4 is issued in accordance with the Stipulation of Settlement executed between the Department's Division of Land Resource Protection and the Permittee on December 9, 2024. Prior to any construction or site preparation, the Permittee shall provide documentation to the Division of Land Resource Protection demonstrating that the Permittee has purchased, as proposed, three (3) benches and four (4) fishing rod holders to be affixed to the benches and has donated them to the Borough of West Wildwood for public use and placement at the public park located at 13 Bay Avenue in West Wildwood, Cape May County in order to satisfy the requirements of the Public Access rule at N.J.A.C. 7:7-16.9 and the Public Access Law. <i>The Department has determined that the herein approved activities meet the requirements of the (FHACA/CZM) rules. This approval does not obviate the local Floodplain Administrator's responsibility to ensure all development occurring within their community's Special Flood Hazard Area is compliant with the local Flood Damage Prevention Ordinance, and minimum NFIP standards, regardless of any state-issued permits. FEMA requires communities to review and permit all proposed construction or other development within their SFHA in order to participate in the NFIP.</i>		
Prepared by: Lindsey J. Davis, Environmental Scientist 3		Received and/or Recorded by County Clerk:
If the permittee undertakes any regulated activity, project, or development authorized under this permit, such action shall constitute the permittee's acceptance of the permit in its entirety as well as the permittee's agreement to abide by the requirements of the permit and all conditions therein.		
This permit is not valid unless authorizing signature appears on the last page.		

STATEMENT OF AUTHORIZED IMPACTS:

The authorized activities allow for the permittee to undertake impacts to regulated areas as described herein. Additional impacts to regulated areas without prior Department approval shall constitute a violation of the rules under which this document is issued and may subject the permittee and/or property owner to enforcement action, pursuant to N.J.A.C. 7:13-24; N.J.A.C. 7:7-29.

PRE-CONSTRUCTION CONDITIONS:

1. Prior to any construction or site preparation, the Permittee shall provide documentation to the Division of Land Resource Protection demonstrating that the Permittee has purchased, as proposed, three (3) benches and four (4) fishing rod holders to be affixed to the benches and has donated them to the Borough of West Wildwood for public use and placement at the public park located at 13 Bay Avenue in West Wildwood, Cape May County in order to satisfy the requirements of the Public Access rule at N.J.A.C. 7:7-16.9 and the Public Access Law.
2. The deed for the lot on which the driveway is constructed is modified to:
 - a. Explain that the driveway and any associated parking area is likely to be inundated by floodwaters, which may result in damage and/or inconvenience; and
 - b. Disclose the depth of flooding that the driveway and any associated parking area would experience during the FEMA 100-year flood, if available, and the flood hazard area design flood; and
 - c. The modified deed is recorded in the Office of the County Clerk or the registrar of deeds and mortgages of the county in which the single family home or duplex is located, and proof that the modified deed has been recorded is provided to the Department prior to the sooner of either:
 - (1) The start of any site disturbance (including pre-construction earth movement, removal of vegetation or structures, or construction of the project); or
 - (2) The date that is 90 calendar days after the issuance of the permit.
3. 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.

SPECIAL CONDITIONS:

1. **Withdrawal of hearing request:** In accordance with Paragraph No. 6 of the December 9, 2024 Stipulation of Settlement, within 10 days of issuance of this permit, the Permittee shall dismiss without prejudice its pending appeal in the Office of Administrative Law. When all appeal periods have expired, and the permits are final or when the Permittee commences site preparation, pre-construction earth movement, site disturbance, or construction of any kind, whichever is earlier, the withdrawal of the above-referenced appeal shall automatically be deemed with prejudice.
2. This permit is issued subject to compliance with N.J.A.C. 7:7-27.2 Conditions that apply to all coastal permits.
3. Newly constructed driveways shall be covered with a permeable material or pitched to drain all runoff onto permeable areas of the site.
4. Landscaping of the property shall be done with native plants to maximum extent practicable. The use of plastic under landscaped or gravel areas are prohibited. All sub-gravel liners must be made of filter cloth or other permeable material.

5. The Department has approved this flood hazard area permit because the project satisfies the requirements of the Flood Hazard Area Control Act Rules. The Department has not reviewed the proposed structure/s to determine compliance with the International Building Code or any other local construction codes or flood ordinances. The proposed building/s may therefore not fully comply with any such requirements. Please contact your municipal construction official for further information.
6. All foundations, slabs, footings and walls of the proposed structure/s shall be designed to resist uplift, flotation, collapse and displacement due to hydrostatic and hydrodynamic forces resulting from flooding up to an elevation of 11 feet NAVD88. Furthermore, all structural components shall be designed to resist the same forces.
7. The lowest horizontal structural member of the proposed building shall be at a minimum of 11' NAVD. The construction of any habitable area below this elevation, such as a basement is prohibited.
8. The area below the lowest finished floor of all proposed buildings shall remain open and accessible to the passage of floodwaters at all times.
9. Since the proposed building is within a Coastal A Zone (waterward of the limit of moderate wave action-LIMWA) according to the FEMA Effective FIRM map, it is recommended that the applicant design the structure in accordance with the National Flood Insurance Program (NFIP) design standards. The area below the building must remain open to allow for the safe passage of floodwaters and be designed in accordance with FEMA's Technical Bulletin 5, "Free of Obstruction Requirements for Buildings Located in Coastal High Hazard Areas".
10. It should be noted that fill associated with the building (structural fill) does not meet NFIP requirements. Any proposed fill on the site should meet the requirements of the Federal Flood Reduction Standards, 44 C.F.R. Part 60 & FEMA's Technical Bulletin 5.
11. Any decks and/or patios shall comply with the requirements of Flood Hazard Area Permit-by-Rule 16 at N.J.A.C. 7:13-7.16.
12. Upon completion of the project, all areas of temporary disturbance shall be restored to their pre-existing condition and grade.
13. All excavated material must be lawfully disposed of outside any flood plain, open water, freshwater wetlands or transition area.
14. All debris generated from the proposed project is to be disposed of at an approved disposal site.

STANDARD CONDITIONS:

1. The issuance of a permit shall in no way expose the State of New Jersey or the Department to liability for the sufficiency or correctness of the design of any construction or structure(s). Neither the State nor the Department shall, in any way, be liable for any loss of life or property that may occur by virtue of the activity or project conducted as authorized under a permit.
2. The issuance of a permit does not convey any property rights or any exclusive privilege.
3. The Permittee shall obtain all applicable Federal, State, and local approvals prior to commencement of regulated activities authorized under a permit.

4. A Permittee conducting an activity involving soil disturbance, the creation of drainage structures, or changes in natural contours shall obtain any required approvals from the Soil Conservation District or designee having jurisdiction over the site.
5. The Permittee shall take all reasonable steps to prevent, minimize, or correct any adverse impact on the environment resulting from activities conducted pursuant to the permit, or from noncompliance with the permit.
6. 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.
7. The Permittee shall immediately inform the Department by telephone at (877) 927-6337 (WARN DEP hotline) of any noncompliance that may endanger public health, safety, and welfare, or the environment. The Permittee shall inform the Watershed & Land Management Program by telephone at (609) 777-0454 of any other noncompliance within two working days of the time the Permittee becomes aware of the noncompliance, and in writing within five working days of the time the Permittee becomes aware of the noncompliance. Such notice shall not, however, serve as a defense to enforcement action if the project is found to be in violation of this chapter. The written notice shall include:
 - i. A description of the noncompliance and its cause;
 - ii. The period of noncompliance, including exact dates and times;
 - iii. If the noncompliance has not been corrected, the anticipated length of time it is expected to continue; and
 - iv. The steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance.
8. Any noncompliance with a permit constitutes a violation of this chapter and is grounds for enforcement action, as well as, in the appropriate case, suspension and/or termination of the permit.
9. It shall not be a defense for a Permittee in an enforcement action that it would have been necessary to halt or reduce the authorized activity in order to maintain compliance with the conditions of the permit.
10. The Permittee shall employ appropriate measures to minimize noise where necessary during construction, as specified in N.J.S.A. 13:1G-1 et seq. and N.J.A.C. 7:29.
11. The issuance of a permit does not relinquish the State's tidelands ownership or claim to any portion of the subject property or adjacent properties.
12. The issuance of a permit does not relinquish public rights to access and use tidal waterways and their shores.
13. The Permittee shall allow an authorized representative of the Department, upon the presentation of credentials, to:
 - i. Enter upon the Permittee's premises where a regulated activity, project, or development is located or conducted, or where records must be kept under the conditions of the permit;
 - ii. Have access to and copy, at reasonable times, any records that must be kept under the conditions of the permit; and

- iii. Inspect, at reasonable times, any facilities, equipment, practices, or operations regulated or required under the permit. Failure to allow reasonable access under this paragraph shall be considered a violation of this chapter and subject the permittee to enforcement action;
14. The Permittee shall not cause or allow any unreasonable interference with the free flow of a regulated water by placing or dumping any materials, equipment, debris or structures within or adjacent to the channel while the regulated activity, project, or development is being undertaken. Upon completion of the regulated activity, project, or development, the Permittee shall remove and dispose of in a lawful manner all excess materials, debris, equipment, and silt fences and other temporary soil erosion and sediment control devices from all regulated areas.
15. The Permittee and its contractors and subcontractors shall comply with all conditions, site plans, and supporting documents approved by the permit.
16. All conditions, site plans, and supporting documents approved by a permit shall remain in full force and effect, so long as the regulated activity, project, or development, or any portion thereof, is in existence, unless the permit is modified pursuant to the rules governing the herein approved permits.
17. The Permittee shall perform any mitigation required under the permit in accordance with the rules governing the herein approved permits.
18. If any condition or permit is determined to be legally unenforceable, modifications and additional conditions may be imposed by the Department as necessary to protect public health, safety, and welfare, or the environment.
19. Any permit condition that does not establish a specific timeframe within which the condition must be satisfied (for example, prior to commencement of construction) shall be satisfied within six months of the effective date of the permit.
20. A copy of the permit and all approved site plans and supporting documents shall be maintained at the site at all times and made available to Department representatives or their designated agents immediately upon request.
21. The Permittee shall provide monitoring results to the Department at the intervals specified in the permit.
22. A permit shall be transferred to another person only in accordance with the rules governing the herein approved permits.
23. A permit can be modified, suspended, or terminated by the Department for cause.
24. The submittal of a request to modify a permit by the permittee, or a notification of planned changes or anticipated noncompliance, does not stay any condition of a permit.
25. Where the Permittee becomes aware that it failed to submit any relevant facts in an application, or submitted incorrect information in an application or in any report to the Department, it shall promptly submit such facts or information.
26. The Permittee shall submit email notification to the Bureau of Coastal & Land Use Compliance & Enforcement at CLU_tomsriver@dep.nj.gov at least 3 days prior to commencement of site preparation and/or regulated activities, whichever comes first. The notification shall include proof of completion of all pre-construction conditions, including proof of recording of permits, approved plans and/or conservation easements, if required. The permittee shall allow an authorized Bureau representative on the site to inspect to ensure compliance with this permit.

27. The Permittee shall record the permit, including all conditions listed therein, as well as the December 9, 2024 executed Stipulation of Settlement, with the Office of the County Clerk (the Registrar of Deeds and Mortgages, if applicable) of each county in which the site is located. The permit shall be recorded within 30 calendar days of receipt by the Permittee, unless the permit authorizes activities within two or more counties, in which case the permit shall be recorded within 90 calendar days of receipt. Upon completion of all recording, a copy of the recorded permit shall be forwarded to the Watershed & Land Management Program through the DEP Online service. The uploaded documents will go directly into the Department's database, and staff will be notified that information has been received. The service can be found at: <https://dep.nj.gov/wlm/eservices/lrp-eservices/>.

APPROVED PLAN(S):

The drawing hereby approved consists of one (1) sheet prepared by Vincent C. Orlando, P.E. from Engineering Design Associates, P.A., dated 05/27/2010, last revised on 12/16/2020, and entitled:

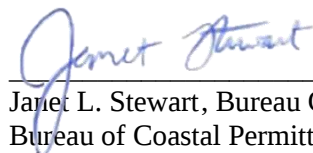
“CAFRA PLAN BLOCK 100.01, LOT 13 BOROUGH OF WEST WILDWOOD CAPE MAY COUNTY, NEW JERSEY”

APPEAL OF DECISION:

Any person who is aggrieved by this decision may submit an adjudicatory hearing request within 30 calendar days after public notice of the decision is published in the DEP Bulletin (available at <https://dep.nj.gov/bulletin/>). If a person submits the hearing request after this time, the Department shall deny the request. The hearing request must include a completed copy of the Administrative Hearing Request Checklist (available at <https://dep.nj.gov/wlm/forms/>). A person requesting an adjudicatory hearing shall submit the original hearing request to: NJDEP Office of Administrative Hearings and Dispute Resolution, Attention: Adjudicatory Hearing Requests, Mail Code 401-07A, P.O. Box 420, 401 East State Street, 7th Floor, Trenton, NJ 08625-0420. Additionally, a copy of the hearing request shall be submitted to the Director of Watershed & Land Management at the address listed on page one of this permit. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see www.nj.gov/dep/odr for more information on this process.

If you need clarification on any section of this permit or conditions, please contact Watershed & Land Management Program staff by phone at (609) 777-0454.

Approved By:



Janet L. Stewart, Bureau Chief
Bureau of Coastal Permitting
Division of Land Resource Protection
Watershed & Land Management Program

- c: Municipal Clerk, Borough of West Wildwood
Municipal Construction Official, Borough of West Wildwood