



State of New Jersey
DEPARTMENT OF STATE
OFFICE FOR PLANNING ADVOCACY
P.O. BOX 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lieutenant Governor

GERRY SCHARFENBERGER, PH.D.
Director

**JUSTIFICATION
FOR STATE PLANNING COMMISSION INITIATED
MINOR MAP AMENDMENT**

Proposed Minor Map Amendment

The State Planning Commission has decided to initiate a minor map amendment to resolve a divergence with the Planning Area and Center boundary in Galloway Township, Atlantic County. This change is based on new information related to environmentally sensitive features in the area and the impacts of the permit extension act. **The map amendment would result in an 18 acre portion of Block 951, Lot 1.01 to be changed from a Planning Area (PA) 5 to a Planning Area 2 and amending the boundary of the designated Town Center to align with the updated Planning Area 2 boundary.** Exhibit A provides a general view of the center and Exhibit B is a more detailed view of Block 951, Lot 1.01, including proposed changes.

Public notice of the hearing concerning the proposed map amendment is being provided pursuant to N.J.A.C. 5:85-1.7(b).

Background

On December 5, 2001 the State Planning Commission established Town Center in Galloway including the Wrangleboro Estates Town Center. The 2001 report indicated the following: Most of the future residential development of the Township will occur in the Smithville and Wrangleboro Estates PUDs, which have approved general development plans. The Wrangleboro Estates PUD was approved in the 1980s as a collection of residential neighborhoods between Pitney Road and the Garden State Parkway which is almost completely built out. It contains a variety of housing types and forms, ranging from single family detached to multi-family terraces. Although the center has a small 15,000 square foot strip shopping center in the middle of the community at Collins and Wrangleboro Roads, most of the center's non-residential activity occurs along Jimmie Leeds Road. Wrangleboro Estates also contains two of the elementary schools of the Township and the regional high school. The center petition and the master plan identify the need to develop a larger non-residential core at the intersection of Collins and Wrangleboro Roads.

The Town Center was delineated using existing roads, freshwater wetland boundaries, lot lines of properties associated with the Wrangleboro Estates Planned Unit Development, consistent with the master plan of the Township. Atlantic County staff has confirmed that the entire Town Center is within the sewer service area proposed in the Atlantic County Water Quality Management Plan.

Table 2A: Wrangleboro Estates Town Center Criteria Profiles (source: 2001 Township petition)

Wrangleboro Estates	Guidelines	2000	2010
Area (Sq. miles)	<2	3.6	3.6
Population	1,000-10,000	7,811	8,678
Gross Population Density (Pop./sq. mile)	> 5,000	2,170	2,411
Housing	500-4,000	2,893	3,214
Gross Housing Density (DU/Acre)	>3	1.26	1.40
Employment	500 to 10,000	723	2,250
Jobs: Dwelling Unit Ratio	1.1-4:1	0.2:1	0.7:1

Justification for Consideration

The State Planning Rules at N.J.A.C. 5:85-8.3 allow the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, and policies and delineation criteria of the State Plan provided that the new information alters the assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas. The State Planning Commission has determined that it should initiate a map amendment to the State Plan Policy Map in relation to the matter described above and this document is intended to serve as the justification to be prepared and distributed to appropriate municipalities, counties, State agencies and regional entities.

The Wrangleboro Estates Town Center is comprised of Planning Areas 2, 4 and 5. The portions of the center associated with the underlying Planning Area 2 and 4 were extended by the Permit Extension Act, N.J.S.A. 40:55D-136.1 et seq. The expired sections were mapped as Planning Area 5 because previous geographic data indicated the presence of wetlands. DEP has issued a Letter of Interpretation (LOI) verifying the absence of wetlands in the area in question. This LOI is attached as Exhibit C. In addition, DEP's Landscape 3.0 indicates that the area is not in a riparian zone, an area with threatened or endangered species habitat, or an area with natural heritage priority sites¹.

In addition, the following information was considered by staff prior to making this recommendation:

1. Pursuant to Coastal Zone Management (CMZ) rules, any map amendment needs to be independently evaluated and found by the DEP to be consistent with the goals of the Coastal Area Management Program, the CMZ rules and CAFRA
2. The Municipality and County have been made aware of this proposed amendment and have reported that the amendment would be consistent with the Municipal Master Plan and the Proposed County Wastewater Management Plan, pending DEP approval
3. The Pinelands Commission has verified that the property in question is located outside the Pinelands National Reserve. Therefore, the Pinelands Commission has no oversight or advisory role.
4. The change is based on new; technical information that alters the underlying assumptions used to make the original Planning Area determination.

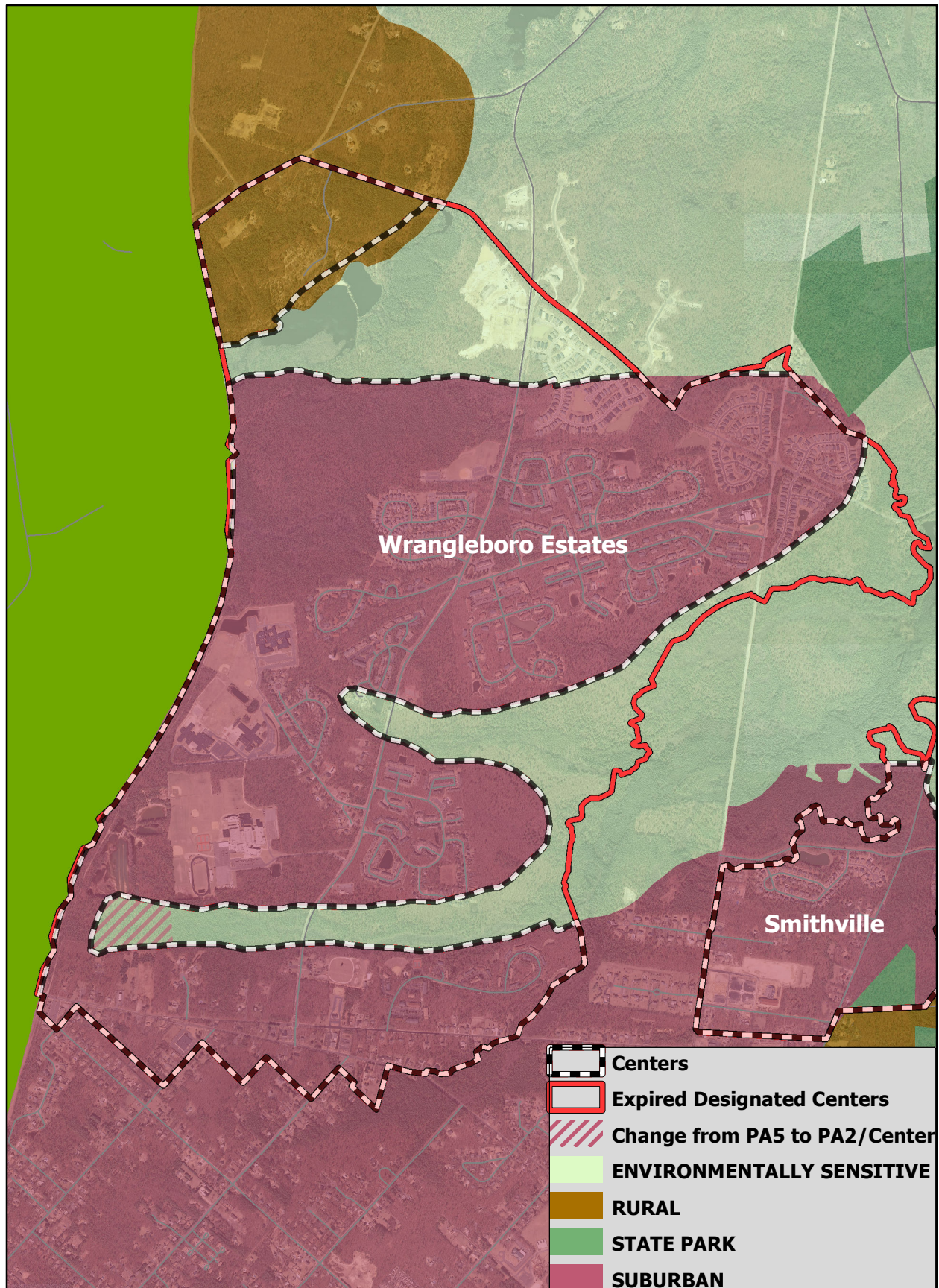
Exhibit A – Area Map

Exhibit B – Property Map

Exhibit C – Wetlands LOI

¹ Natural Heritage Priority Sites are critically important areas to conserve New Jersey's biological diversity, with emphasis on rare plant species and ecological communities. DEP's Office of Natural Lands Management maintains the database and maps polygons of these sites.

Exhibit A: Galloway Current and Expired Center Boundaries



0 1,250 2,500 5,000 Feet

EXHIBIT B: GALLOWAY TWP TECHNICAL CORRECTION

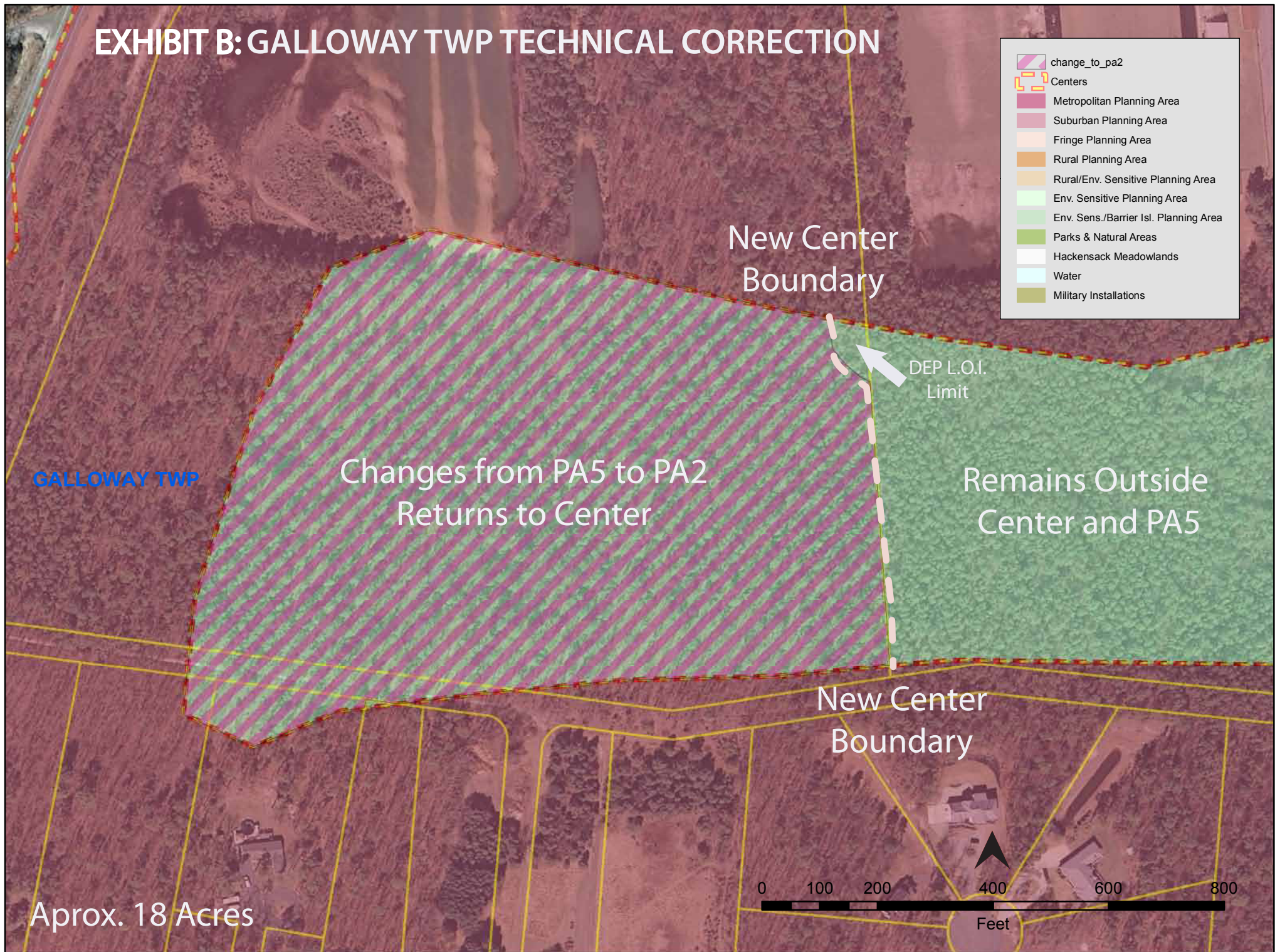
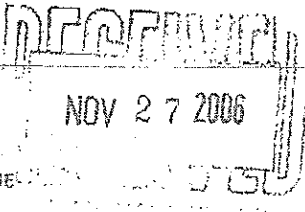


EXHIBIT C:

- 1) LOI dated: 10/12/06
- 2) LOI dated: 10/28/04
- 3) LOI dated: 9/1/93



JON S. CORZINE
Governor

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
P.O. Box 439, Trenton, NJ 08625-0439
Fax # (609) 292-8115
Fax # (609) 777-3656
www.state.nj.us/landuse

LISA P. JACKSON
Commissioner

Timothy J. Bell
Triad III, LLC
551 Cooper Road
P.O. Box 330
West Berlin, NJ 08901-0330

OCT 12 2006

AMENDMENT TO:
RE: Letter of Interpretation/Line Verification
File No.: 0111-03-0012.1(FWW 030001)
Applicant: Triad III, LLC
Block: 951 Lot(s): 1.01
Township of Galloway, Atlantic County

Dear Mr. Bell:

This letter is a REVISED Letter of Interpretation/Line Verification to modify the stated resource value for a portion of the wetlands on the property. This revision does not extend the September 28, 2009 termination date.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted February 17 and May 4, 2004, the Division of Land Use Regulation has determined that the wetlands and waters boundary line(s) are accurately shown on the plan sheet entitled: "WETLAND & TOPOGRAPHIC SURVEY MAP, BLOCK 951, LOT 1.01, GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY" prepared by Najarian Associates and dated April 25, 2002, revised through September 10, 2004.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP (date of this letter), File No. 0111-03-0012.1(FWW 030001)."

REVISION

Based upon review, the Department erroneously classified the freshwater wetlands designated as WL-A1 through WL-A8 on and adjacent to the subject property. The wetlands shall be reclassified to EXCEPTIONAL RESOURCE VALUE and the standard transition area or buffer required adjacent to these wetlands is 150 FEET.

In addition, the Department has determined that wetlands on the subject property designated as WL-10 through WL-11 and WL-13A through WL-14 are State open waters. There is no transition area or buffer adjacent to

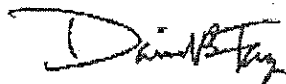
these wetlands. The remaining wetlands on and adjacent to the subject property are of **INTERMEDIATE RESOURCE VALUE** and the standard transition area or buffer required adjacent to these wetlands is 50 feet. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

It should be noted that this determination of wetlands classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant. Under N.J.S.A. 13:9B-7a(2), if the Department has classified a wetland as exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division of Land Use Regulation, P.O. Box 439, Trenton, New Jersey 08625.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

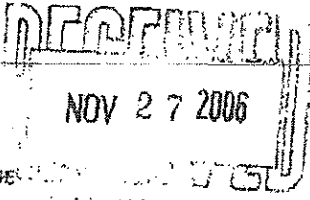
Please contact April R. Grabowski of our staff at (609) 984-0288 should you have any questions regarding this letter. Be sure to indicate the file number in all communication.

Sincerely,



David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Galloway Township Clerk
Galloway Township Construction Official



JON S. CORZINE
Governor

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
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LISA P. JACKSON
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Timothy J. Bell
Triad III, LLC
551 Cooper Road
P.O. Box 330
West Berlin, NJ 08901-0330

OCT 12 2006

AMENDMENT TO:

RE: Letter of Interpretation/Line Verification
File No.: 0111-03-0012.1(FWW 030001)
Applicant: Triad III, LLC
Block: 951 Lot(s): 1.01
Township of Galloway, Atlantic County

Dear Mr. Bell:

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In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted February 17 and May 4, 2004, the Division of Land Use Regulation has determined that the wetlands and waters boundary line(s) are accurately shown on the plan sheet entitled: "WETLAND & TOPOGRAPHIC SURVEY MAP, BLOCK 951, LOT 1.01, GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY" prepared by Najarian Associates and dated April 25, 2002, revised through September 10, 2004.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above file number and the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEP (date of this letter), File No. 0111-03-0012.1(FWW 030001)."

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In addition, the Department has determined that wetlands on the subject property designated as WL-10 through WL-11 and WL-13A through WL-14 are State open waters. There is no transition area or buffer adjacent to

these wetlands. The remaining wetlands on and adjacent to the subject property are of INTERMEDIATE RESOURCE VALUE and the standard transition area or buffer required adjacent to these wetlands is 50 feet. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

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Please contact April R. Grabowski of our staff at (609) 984-0288 should you have any questions regarding this letter. Be sure to indicate the file number in all communication.

Sincerely,



David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Galloway Township Clerk
Galloway Township Construction Official



State of New Jersey

James E. McGreevey
Governor

Department of Environmental Protection
Land Use Regulation Program
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Bradley M. Campbell
Commissioner

Donald A DiMarzio
Najarian Associates
One Industrial Way West
Eatontown, NJ 07724

SEP 28 2004

RE: Letter of Interpretation/Line Verification
File No.: 0111-03-0012.1(FWW 030001)
Applicant: Triad III, LLC
Block: 951 Lot(s): 1.01
Township of Galloway, Atlantic County

Dear Mr. DiMarzio:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Land Use Regulation Program is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

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Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands or transition areas or the deposition of any fill material into any water area, will require a permit from this office unless

File No. 0111-03-0012.1 (FWW 030001)
Triad III, LLC

Page 2

exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Program's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 et seq.), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

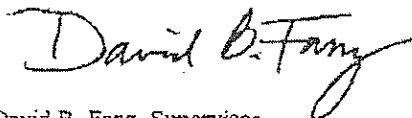
It should be noted that this determination of wetlands classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. Also this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

Please contact April R. Grabowski of our staff at (609) 984-0288 should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,



David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Township of Galloway Clerk
Township of Galloway Construction Official



State of New Jersey

James E. McGreevey
Governor

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Donald A DiMarzio
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One Industrial Way West
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SEP 28 2004

RE: Letter of Interpretation/Line Verification
File No.: 0111-03-0012.1(FWW 030001)
Applicant: Triad III, LLC
Block: 951 Lot(s): 1.01
Township of Galloway, Atlantic County

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This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

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Based upon the information submitted, and upon a site inspection conducted February 17 and May 4, 2004, the Land Use Regulation Program has determined that the wetlands and waters boundary line(s) are accurately shown on the plan sheet entitled: "WETLAND & TOPOGRAPHIC SURVEY MAP, BLOCK 951, LOT 1.01, GALLOWAY TOWNSHIP, ATLANTIC COUNTY, NEW JERSEY" prepared by Najarian Associates and dated April 25, 2002, revised through September 10, 2004.

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In addition, the Department has determined that wetlands on the subject property designated as WL-10 through WL-11 and WL-13A through WL-14 are State open waters. There is no transition area or buffer adjacent to these wetlands. The remaining wetlands on and adjacent to the subject property are of INTERMEDIATE RESOURCE VALUE and the standard transition area or buffer required adjacent to these wetlands is 50 feet. These classifications may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands or transition areas or the deposition of any fill material into any water area, will require a permit from this office unless

File No. 0111-03-0012.1(FWW 030001)
Triad III, LLC

Page 2

exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Program's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 et seq.), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

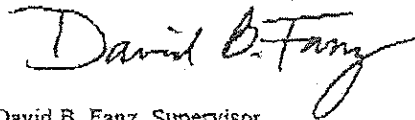
It should be noted that this determination of wetlands classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. Also this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

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Sincerely,



David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Township of Galloway Clerk
Township of Galloway Construction Official



State of New Jersey
Department of Environmental Protection and Energy
Environmental Regulation
Land Use Regulation Program

Jeanne M. Fox
Acting Commissioner

CN 401
Trenton, NJ 08625-0401
Tel. # 609-984-3444
Fax. # 609-292-8115

Ernest P. Hahn
Administrator

Tracey C. Phillips
Sawhill, Michel & Phillips, Associates
Moss Mill Road
Towne of Smithville, New Jersey 08201

SEP 1 1993

RE: Letter of Interpretation, Line Verification
File #0111-890127.1
Applicant Name: Smithville Development Company
Block: #951; Lots: #1.01 and 1.02
Galloway Township, Atlantic County
Watershed: Mullica River, Drainage Basin: Atlantic
Nearest Waterway: Mattix Run

Dear Ms. Phillips:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

Based upon the information submitted, and upon a site inspection conducted on August 17, 1993, the Land Use Regulation Program has determined that the wetlands and waters boundary lines as shown on the plan map entitled: "Survey of Property, Survey of Block 951, Lots 1.01 & P/O 1.02, Galloway Township, Atlantic County, New Jersey", dated December 3, 1988, last revised June 5, 1989, and prepared by Michael J. Galante & Associates, is accurate as shown.

In accordance with an agreement between the New Jersey Department of Environmental Protection and Energy and the U.S. Army Corps of Engineers Philadelphia and New York Districts, the NJDEPE, Land Use Regulation Program is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The above referenced plan accurately identifies the extent of State and Federally regulated wetlands and waters on the property. However, the USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands, or the deposition of any fill material into any water area, will require a permit from

this office unless exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made a part of this Program's public records.

In addition, under Federal regulations a Department of the Army permit is required for the discharge of dredged or fill material into waters of the United States which include wetlands. Any proposal to perform such activities within the area of Federal jurisdiction will also require prior approval from the U.S. Army Corps of Engineers.

You are entitled to rely upon this boundary determination for a period of five years from the date of this letter pursuant to the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A.

This determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

The freshwater wetlands and waters boundary lines, as determined in this letter, must be shown on any future site development plans. The lines should be labelled with the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEPE on August 17, 1993, file #0111-890127.1".

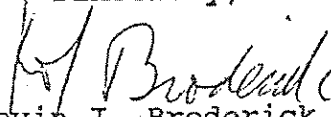
In addition, the Department has determined that the wetlands on the subject property are of Intermediate resource value and the standard transition area or buffer required adjacent to these wetlands is 50 feet. This classification may affect the requirements for a Individual Wetlands Permit (see N.J.A.C. 7:7A-3), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-9) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-7). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

The wetlands have also been identified as being priority wetlands by the U.S. Environmental Protection Agency. This classification may affect the types of permits or transition area waivers available for the above referenced property.

It should be noted that this determination of wetlands classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant.

Please contact David Fanz of our staff at (609) 984-0266 should you have any questions regarding this letter. Be sure to indicate the Program's file number in all communication.

Sincerely,



Kevin J. Broderick
Section Chief

Bureau of Coastal Resources

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c: U.S. Army Corps of Engineers, Philadelphia District
Galloway Township Clerk
Galloway Township Planning Board
Atlantic County Planning Board



State of New Jersey
Department of Environmental Protection and Energy
Environmental Regulation
Land Use Regulation Program

Jeanne M. Fox
Acting Commissioner

CN 401
Trenton, NJ 08625-0401
Tel. # 609-984-3444
Fax. # 609-292-8115

Ernest P. Hahn
Administrator

Tracey C. Phillips
Sawhill, Michel & Phillips, Associates
Moss Mill Road
Towne of Smithville, New Jersey 08201

SEP 1 1993

RE: Letter of Interpretation, Line Verification
File #0111-890127.1
Applicant Name: Smithville Development Company
Block: #951; Lots: #1.01 and 1.02
Galloway Township, Atlantic County
Watershed: Mullica River, Drainage Basin: Atlantic
Nearest Waterway: Mattix Run

Dear Ms. Phillips:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

Based upon the information submitted, and upon a site inspection conducted on August 17, 1993, the Land Use Regulation Program has determined that the wetlands and waters boundary lines as shown on the plan map entitled: "Survey of Property, Survey of Block 951, Lots 1.01 & P/O 1.02, Galloway Township, Atlantic County, New Jersey", dated December 3, 1988, last revised June 5, 1989, and prepared by Michael J. Galante & Associates, is accurate as shown.

In accordance with an agreement between the New Jersey Department of Environmental Protection and Energy and the U.S. Army Corps of Engineers Philadelphia and New York Districts, the NJDEPE, Land Use Regulation Program is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The above referenced plan accurately identifies the extent of State and Federally regulated wetlands and waters on the property. However, the USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands, or the deposition of any fill material into any water area, will require a permit from

this office unless exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made a part of this Program's public records.

In addition, under Federal regulations a Department of the Army permit is required for the discharge of dredged or fill material into waters of the United States which include wetlands. Any proposal to perform such activities within the area of Federal jurisdiction will also require prior approval from the U.S. Army Corps of Engineers.

You are entitled to rely upon this boundary determination for a period of five years from the date of this letter pursuant to the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A.

This determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

The freshwater wetlands and waters boundary lines, as determined in this letter, must be shown on any future site development plans. The lines should be labelled with the following note:

"Freshwater Wetlands/Waters Boundary Line as verified by NJDEPE on August 17, 1993, file #0111-890127.1".

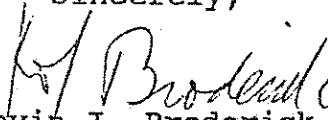
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Sincerely,



Kevin J. Broderick
Section Chief

Bureau of Coastal Resources

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c: U.S. Army Corps of Engineers, Philadelphia District
Galloway Township Clerk
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