



## State of New Jersey

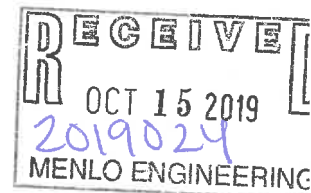
PHILIP D. MURPHY  
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CATHERINE R. McCABE  
Commissioner

SHEILA Y. OLIVER  
Lt. Governor

Division of Land Use Regulation  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625-0420  
[www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse)



October 9, 2019

Schoolhouse Developers, LLC  
929 Route 202  
Raritan, NJ 08869

Re: Flood Hazard Area Verification Approval  
File No.: 1808-04-0019.3 LUP 190001  
Block(s) & Lot(s): [514, 1]; [514, 60]  
Township: Franklin; County: Somerset

Dear Sir/Madam:

This letter is in response to your request for a flood hazard area verification along an unnamed tributary to the Millstone River at the above-referenced site. The Department has reviewed your application and hereby verifies the flood hazard area elevation and riparian zone limits on this site, as depicted on the approved plans described below.

The flood hazard area was established using Method 6 (calculation method) as described at N.J.A.C. 7:13-3.6, which is based on hydrologic and hydraulic calculations provided by the applicant. The flood hazard area design flood elevation of the unnamed tributary to the Millstone River varies from 74.7 ft to 79.2 ft NAVD 1988 across the subject site. The Department has not verified the floodway limits onsite. As such, any future work that results in fill and/or above ground structures within the floodplain will require verification of the floodway limits on this site.

The riparian zone extends 50 ft from the top of bank along both sides of the regulated water onsite. If a discernable bank is not present along a regulated water, the riparian zone is measured in accordance with the definition of the top of bank at N.J.A.C. 7:13-1.2.

Please note that altering land cover or topography in a flood hazard area, as well as clearing, cutting and/or removing vegetation within a riparian zone, is regulated by the Flood Hazard Area Control Act rules, and may be prohibited or restricted in some cases. A flood hazard area permit is required prior to undertaking any regulated activity within a flood hazard area or riparian zone described at N.J.A.C. 7:13-2.4. Some projects may qualify for a permit-by-rule at N.J.A.C. 7:13-7, a general permit by certification at N.J.A.C. 7:13-8, a general permit at N.J.A.C. 7:13-9, or an individual permit at N.J.A.C. 7:13-10. Projects situated entirely outside both the flood hazard area and riparian zone do not require a flood hazard area approval.

This verification is based on the best information presently available to the Department and is subject to change if this information is no longer accurate or if additional information is made available to the Department including, but not limited to, information supplied by the applicant.

The drawing(s) hereby approved are two (2) sheets prepared by Scott Turner, P.E. of Menlo Engineering Associates, dated May 30, 2019, last revised October 3, 2019, and entitled:

“POND VIEW, TOWNSHIP OF FRANKLIN, SOMERSET COUNTY, NEW JERSEY, BLOCK 514, LOTS 1 & 60, TAX MAP SHEET 71, 22.96 ACRES (ONSITE)”:

“FLOOD HAZARD AREA OVERALL PLAN”, Sheet 1 of 6; and

“FLOOD HAZARD AREA – 1”, Sheet 2 of 6.

Within 90 calendar days of the date of this letter, the applicant shall submit the following information to the clerk of each county in which the site is located, and shall send proof to the Department that this information is recorded on the deed of each lot referenced in the verification:

1. The Department file number for the verification;
2. The approval and expiration dates of the verification;
3. A metes and bounds description of any flood hazard area limit and/or floodway limit approved under the verification;
4. The flood hazard area design flood elevation, or range of elevations if variable, approved under the verification;
5. The width and location of any riparian zone approved under the verification; and
6. The following statement: “The State of New Jersey has determined that all or a portion of this lot lies in a flood hazard area and/or riparian zone. Certain activities in flood hazard areas and riparian zones are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a flood hazard area permit. Contact the Division of Land Use Regulation at (609) 292-0060 or [www.nj.gov/dep/landuse](http://www.nj.gov/dep/landuse) for more information prior to any construction onsite.”

Failure to have this information recorded in the deed of each lot and/or to submit proof of recording to the Department constitutes a violation of the Flood Hazard Area Control Act rules and may result in suspension or termination of the verification and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:13-24.

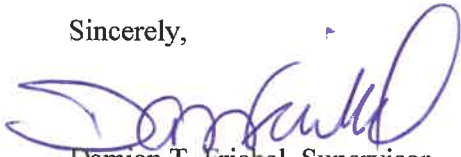
A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Division’s public records. Please note that this letter in no way legalizes any fill that may have been previously placed onsite, or any other regulated activities that may have previously occurred. Also this determination does not affect the applicant’s responsibility to obtain any local, State, or Federal permits that may be required, such as local building permits or freshwater wetlands approvals.

This verification is valid for five years from its issuance date, and it can be transferred at the time of sale of a property to which the verification applies to a new owner pursuant to N.J.A.C. 7:13-22.4. Pursuant to N.J.A.C. 7:13-5.4(a), if the Department issues a verification for a site, and within five years issues a general permit authorization or an individual permit for a regulated activity that references or relies upon the verification at that site, the Department shall automatically reissue the verification upon approval of the permit or authorization so that the verification and permit or authorization have the same expiration date. This automatic reissuance shall occur only once per verification and there is no fee for this reissuance. The reissued verification shall reflect any alterations to the flood hazard area design flood elevation, flood hazard area limit and/or floodway limit that will result from the regulated activities authorized under the individual permit or general permit authorization. All pre-construction and post-construction elevations and limits shall be demarcated on drawings approved under the reissued verification.

In accordance with N.J.A.C. 7:13-23.1, any person who is aggrieved by this decision may request a hearing within 30 days after notice of the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, Mail Code 401-04L, PO Box 402, 401 East State Street, 7<sup>th</sup> Floor, Trenton, NJ 08625-0402. This request shall include a completed copy of the Administrative Hearing Request Checklist. The DEP Bulletin is available through the Department's website at <http://www.nj.gov/dep/> and the Checklist is available through the Division's website at <http://www.nj.gov/dep/landuse/forms.html>.

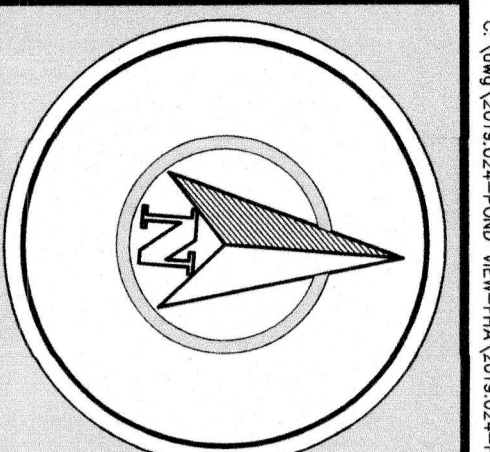
Please contact Audra Didzbalis of my staff at [audra.didzbalis@dep.nj.gov](mailto:audra.didzbalis@dep.nj.gov) or by telephone at (609) 633-6563 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



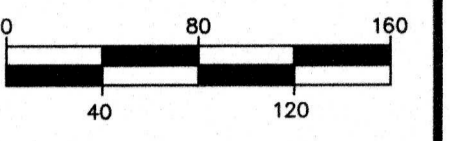
Damian T. Friebel, Supervisor  
Bureau of Inland Regulation

cc. Applicant  
Municipal Clerk  
Municipal Construction Official  
Municipal Engineer



HORIZONTAL DATUM : NJSPCS NAD 83

**GRAPHIC SCALE**



SCALE: 1"=80'

**REVISIONS**

1) DEP REQUIREMENTS	08/20/19
2) DEP REQUIREMENTS	10/03/19

THIS DRAWING IS FOR PERMIT PURPOSES ONLY  
NOT FOR CONSTRUCTION UNTIL THIS BOX HAS BEEN CHECKED AND DATED

CHKD BY: \_\_\_\_\_ DATE: \_\_\_\_\_



THE STATE OF NEW JERSEY REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



**menlo engineering associates**  
Civil Engineering Consultants  
Landscape Architects  
Professional Planners

261 Cleveland Avenue  
Highland Park, NJ 08904

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732-846-8585 732-846-9439

Certificate of Authorization : 240A27951900

**POND VIEW**

TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY  
NEW JERSEY

BLOCK 514, LOTS 1 & 60  
TAX MAP SHEET 71  
22.96 ACRES (ONSITE)

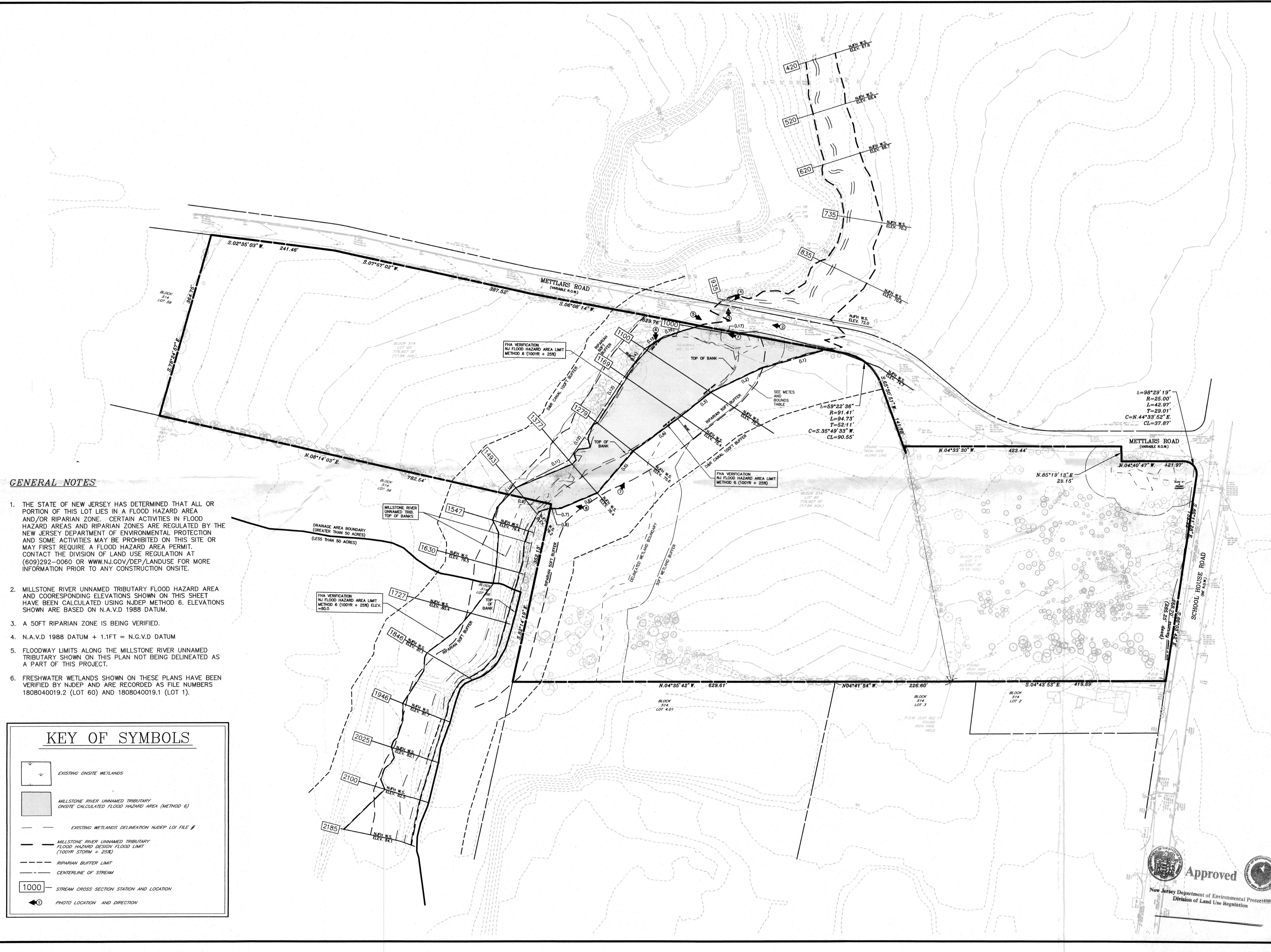
**FLOOD HAZARD AREA OVERALL PLAN**

DRAWN BY: LMB  
DESIGNED BY: LMB  
APPROVED BY: SHT

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION

**SCOTT H. TURNER**  
PROFESSIONAL ENGINEER  
NJPE# 43811

PROJECT NUMBER	2019.024	OP-1
DATE OF ISSUE	MAY 30, 2019	
REVISION	OCTOBER 3, 2019	1



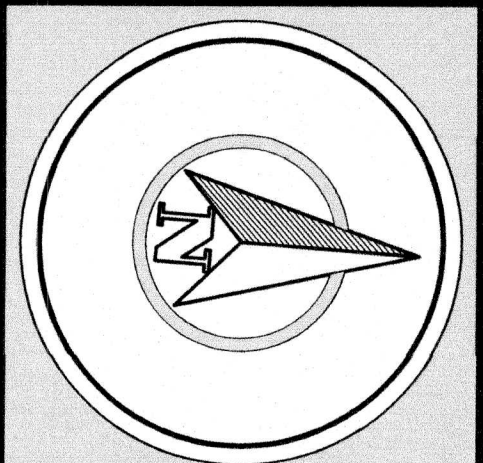
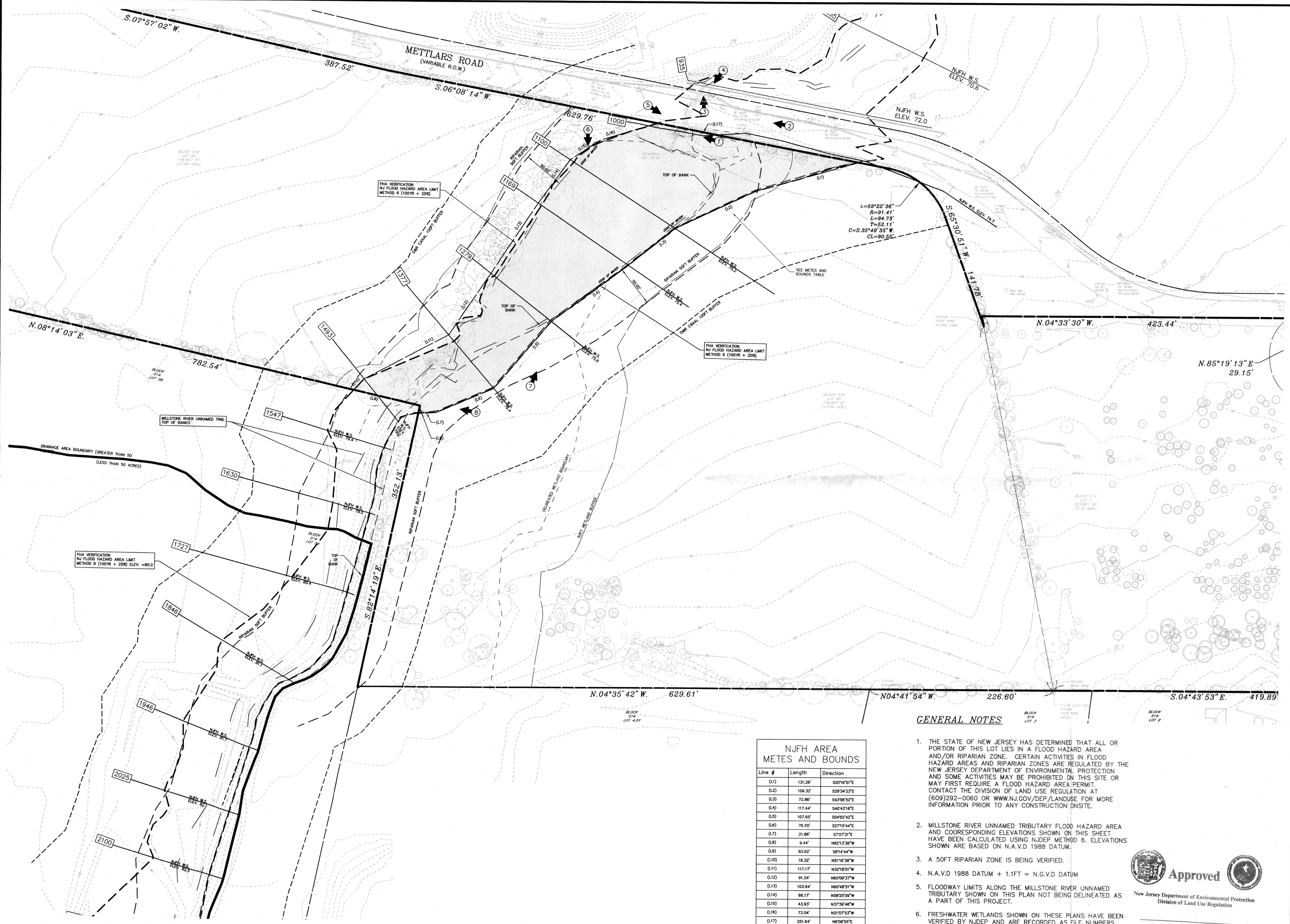
**GENERAL NOTES**

1. THE STATE OF NEW JERSEY HAS DETERMINED THAT ALL OR PORTION OF THIS LOT LIES IN A FLOOD HAZARD AREA AND/OR RIPARIAN ZONE. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS AND RIPARIAN ZONES ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A FLOOD HAZARD AREA PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609)292-0060 OR WWW.NJ.GOV/DEP/LANDUSE FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
2. MILLSTONE RIVER UNNAMED TRIBUTARY FLOOD HAZARD AREA AND CORRESPONDING ELEVATIONS SHOWN ON THIS SHEET HAVE BEEN CALCULATED USING NJDEP METHOD 6. ELEVATIONS SHOWN ARE BASED ON N.A.V.D 1988 DATUM.
3. A 50FT RIPARIAN ZONE IS BEING VERIFIED.
4. N.A.V.D 1988 DATUM + 1.1FT = N.G.V.D DATUM
5. FLOODWAY LIMITS ALONG THE MILLSTONE RIVER UNNAMED TRIBUTARY SHOWN ON THIS PLAN NOT BEING DELINEATED AS A PART OF THIS PROJECT.
6. FRESHWATER WETLANDS SHOWN ON THESE PLANS HAVE BEEN VERIFIED BY NJDEP AND ARE RECORDED AS FILE NUMBERS 1808040019.2 (LOT 60) AND 1808040019.1 (LOT 1).

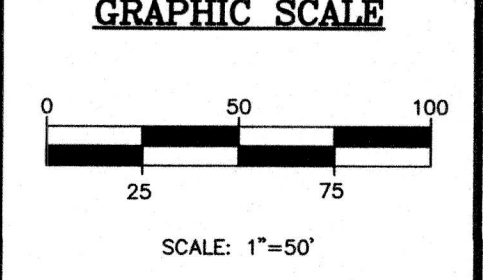
**KEY OF SYMBOLS**

- EXISTING ONSITE WETLANDS
- MILLSTONE RIVER UNNAMED TRIBUTARY ONSITE CALCULATED FLOOD HAZARD AREA (METHOD 6)
- EXISTING WETLANDS DELINEATION NJDEP LOI FILE #
- MILLSTONE RIVER UNNAMED TRIBUTARY FLOOD HAZARD DESIGN FLOOD LIMIT (100YR STORM + 25%)
- RIPARIAN BUFFER LIMIT
- CENTERLINE OF STREAM
- 1000 STREAM CROSS SECTION STATION AND LOCATION
- PHOTO LOCATION AND DIRECTION

**Approved**  
New Jersey Department of Environmental Protection  
Division of Land Use Regulation



HORIZONTAL DATUM : NAD 83



REVISIONS

1) DEP REQUIREMENTS	08/30/19
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CHKD BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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Certificate of Authorization : 240427951900

**POND VIEW**

TOWNSHIP OF FRANKLIN  
SOMERSET COUNTY  
NEW JERSEY

BLOCK 514, LOTS 1 & 60  
TAX MAP SHEET 71  
22.96 ACRES (ONSITE)

**FLOOD HAZARD AREA-1**

DRAWN BY: LMB  
DESIGNED BY: LMB  
APPROVED BY: SHT

THIS WORK PREPARED UNDER MY IMMEDIATE SUPERVISION...

*Scott H. Turner*  
SCOTT H. TURNER  
PROFESSIONAL ENGINEER  
N.J.P.E.# 43811

PROJECT NUMBER	2019.024	FHA-1
DATE OF ISSUE	MAY 30, 2019	
REVISION		2
	OCTOBER 3, 2019	

**NJFH AREA METES AND BOUNDS**

Line #	Length	Direction
(L1)	131.26'	S201°51'E
(L2)	109.32'	S29°34'23"E
(L3)	72.86'	S43°06'52"E
(L4)	117.44'	S40°43'16"E
(L5)	107.65'	S54°02'42"E
(L6)	76.55'	S271°54"E
(L7)	21.86'	S72°27'31"E
(L8)	9.44'	N821°3'38"W
(L9)	83.62'	S81°4'44"W
(L10)	18.32'	N511°6'38"W
(L11)	117.17'	N321°8'01"W
(L12)	91.24'	N60°09'37"W
(L13)	103.94'	N80°48'51"W
(L14)	66.17'	N58°25'09"W
(L15)	43.93'	N37°38'48"W
(L16)	73.54'	N21°07'53"W
(L17)	251.64'	N6°08'55"E

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