



*Specializing in the Assessment and Management
of the Ecological Resources*

315 Mountain View Drive
Kunkletown, Pennsylvania 18058
Phone: (610) 681-6030
Fax: (610) 681-6031

January 29, 2024

Wyckoff Township Municipal Clerk
340 Franklin Avenue
Wyckoff, New Jersey 07481

RE: LEGAL NOTIFICATION

Applicant: Michael Galdi
238 Goffle Road
Hawthorne, New Jersey 07506

Property: 355 Windham Court
Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey

Dear Municipal Clerk:

I am sending you this letter to inform you that I am submitting an application for a permit or approval to the New Jersey Department of Environmental Protection (NJDEP) under the Freshwater Wetlands Protection Act Rules, N.J.A.C. 7:7A on behalf of the applicant listed above. The permit or approval will either establish the boundary of freshwater wetlands on the above property, or will authorize the applicant to conduct regulated activities on the property.

The applicant is applying for the following approval(s):

- Letter of Interpretation - (establishes the official boundary line of any regulated freshwater wetlands, open waters, or transition areas on the property, and if freshwater wetlands are present, identifies their resource value)
- General permit authorization (authorizes regulated activities, such as construction or development, in wetlands and adjacent transition areas)
- Individual transition area waiver (authorizes regulated activities, such as construction or development, in areas adjacent to wetlands)
- Individual freshwater wetlands permit (authorizes regulated activities, such as construction or development, in both wetlands and adjacent transition areas)
- Open water fill permit (authorizes regulated activities, such as construction or development, in open waters)
- FHA -Individual Permit

The activities for which this application requests NJDEP approval are (I have checked all of those that apply):

- No regulated activities, just establishing where regulated wetlands (if any) are found on the above referenced property
- Cutting or clearing of trees and/or other vegetation
- Placement of pavement or other impervious surface
- Placement of one or more buildings or other structures
- Expansion of existing pavement, buildings, or other structures
- Other (describe): _____

EASTERN STATES
ENVIRONMENTAL ASSOCIATES
INC.

Page 2.

Enclosed for your records is a copy of this complete application package that is being submitted to the NJDEP pertaining to the Subject Property.

The rules governing freshwater wetlands permits and approvals are found in the NJDEP's Freshwater Wetlands Protection Act rules at N.J.A.C. 7:7A. You can view or download these rules on the NJDEP Land Use Regulation Program website at www.state.nj.us/dep/landuse, or you can find a copy of these rules in the county law library at your county courthouse.

As part of the NJDEP's review of this application, NJDEP personnel may visit the subject property, and the portion of any neighboring property that lies within 150 feet of the subject property line, to perform a site inspection. This site inspection will involve only a visual inspection and possibly minor soil borings using a 4" diameter hand auger. The inspection will not result in any damage to vegetation or to property improvements.

The NJDEP welcomes any comments you may have on this application. If you wish to comment on this application, comments should be submitted to the NJDEP in writing within 15 days after you receive this letter. However, written comments will *continue* to be accepted until the NJDEP makes a decision on the application. Comments cannot be accepted by telephone. Please submit any comments you may have in writing, along with a copy of this letter, to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
Mail Code 501-02A; P.O. Box 420
Trenton, New Jersey 08625
Att: Bergen County Section Chief

When the NJDEP has decided whether or not this application qualifies for approval under the Freshwater Wetlands Protection Act rules, NJDEP will notify the municipal clerk of the final decision on this application.

If you have questions about this application, you can contact Eastern States Environmental Associates, Inc. or the applicant at the address listed at the top of this notification.

Sincerely,



Edward A. Kuc
Principal Ecologist

EAK/jmd
Enclosure: Copy of Application Package
CMRRR
cc: NJDEP

OWNER & ADDRESS REPORT

WYCKOFF

355 WINDHAM COURT N.
BLOCK 203 LOT 18.02

01/24/24 Page 1 of 2

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
203	3.04		4B	GALASSO ENTERPRISES LLC 825 WINDHAM CT NORTH WYCKOFF, NJ 07481	825 WINDHAM CT N	
203	15		2	RIFFLARD, MICHAEL & TONI ANN CHIAVELLI 341 BROOKSIDE AVE WYCKOFF, NJ 07481	341 BROOKSIDE AVE	
203	16		2	CHUNG, RICHARD K. & SONG Y. 337 BROOKSIDE AVENUE WYCKOFF, NJ 07481	337 BROOKSIDE AVE	
203	17.01		2	MURPHY, ALISSA G 333 BROOKSIDE AVE WYCKOFF, NJ 07481	333 BROOKSIDE AVE	
203	18.01		2	HAJINLIAN, ROBERT (V) & NOREEN J 327 BROOKSIDE AVENUE WYCKOFF, N.J. 07481	327 BROOKSIDE AVE	
203	19.01		2	MENIST, DOUGLAS J & ROBIN 319 BROOKSIDE AVE WYCKOFF, NJ 07481	319 BROOKSIDE AVE	
203	19.02		2	PISANI, ANTHONY F & MARY V 350 WINDHAM CT NORTH WYCKOFF, NJ 07481	350 WINDHAM CT NORTH	
203	3.03		1	WINDHAM CT CONDO ASSOCIATION WINDHAM COURT NORTH WYCKOFF, NJ 00000	WINDHAM COURT NORTH	
203	3.03	C402	2	PITKOWSKY, DANIEL J & JESSICA 402 WINDHAM COURT NORTH WYCKOFF, NJ 07481	402 WINDHAM CT N	
203	3.03	C404	2	ROSS, ROBERT E & MARIE C 404 WINDHAM CT WYCKOFF, NJ 07481	404 WINDHAM CT N	

ZONING DATA (RA-25 ZONE)

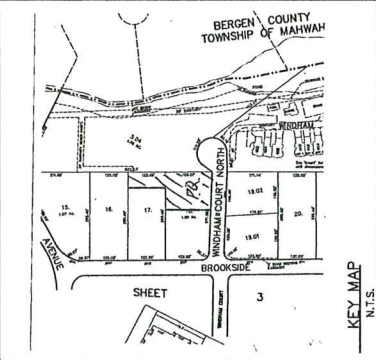
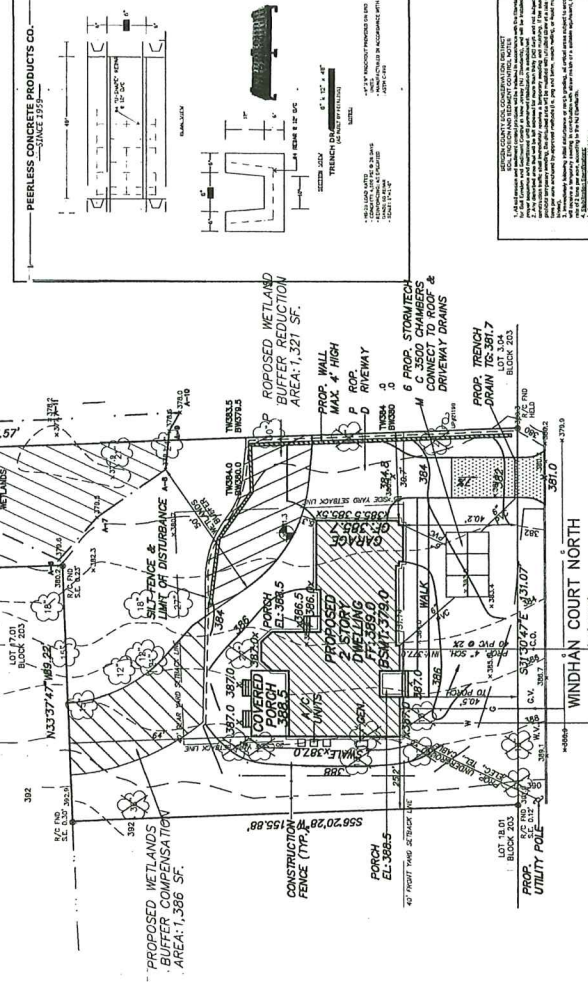
ITEM	REQUIRED	PROPOSED
LOT AREA	2500 SF	2500 SF
MIN. FRONT YARD SETBACK	125 FT.	131.07 FT.
MIN. LOT WIDTH	125 FT.	131.14 FT.
MIN. DEPTH	150 FT.	258.57 FT.
SETBACKS		
FRONT YARD	40 FT.	40.2 FT.
MIN. FRONT YARD (BLDG)	28 FT.	28.2 FT.
MIN. SIDE YARD	40 FT.	40 FT.
MIN. REAR YARD (FT.)	20 FT.	N/A
MIN. REAR YARD (SETBACK)	<10 FT. MIN.	N/A
UB FLOOR COVERAGE	15% MAX.	11.5%
OC FLOOR COVERAGE	25% MAX.	11.5%
C.G. UNIMPAVED LOT COVERAGE	34.6% MAX.	17.5%
TOTAL LOT COVERAGE	1.500 SF MIN.	2,540 SF
BUILDING HEIGHT (FT.)	35 FT. MAX.	34 FT.
NUMBER OF STORIES	4, 5, 7, 8, 10, 12	2 STORY

COVERAGES BREAKDOWN:

IMPAVED	2,540 SF
FRONT PORCH	91 SF
REAR PORCH	31 SF
FRONT DRIVEWAY	331 SF
FRONT DRIVEWAY	2,693 SF
FRONT DRIVEWAY	300 SF
FRONT DRIVEWAY	1,500 SF
FRONT DRIVEWAY	4,552 SF
FRONT DRIVEWAY	17,336

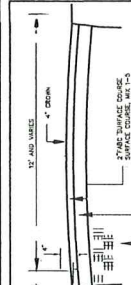
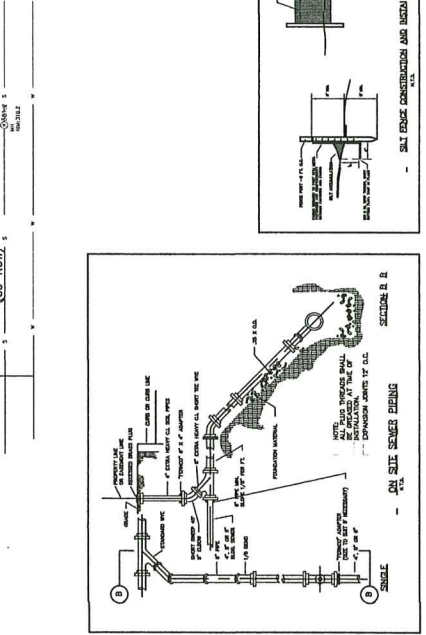
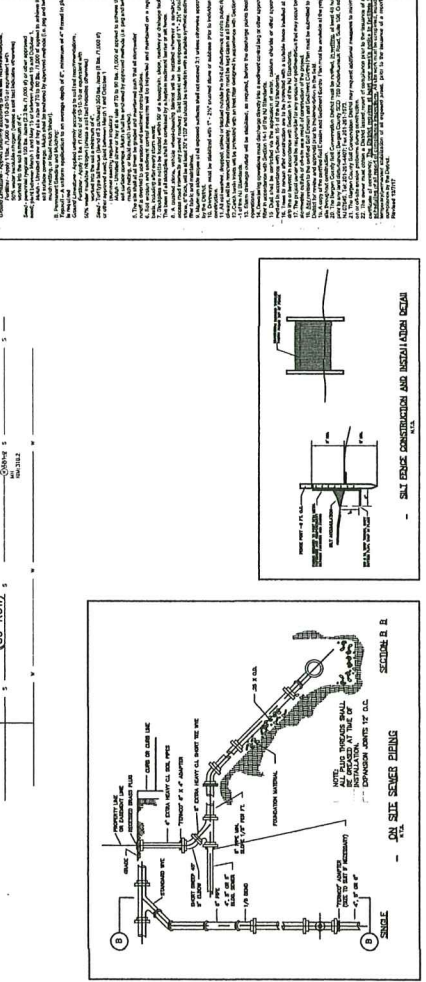
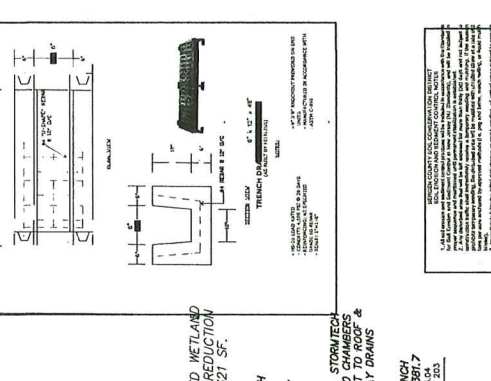
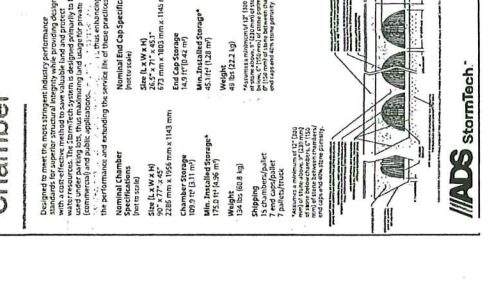
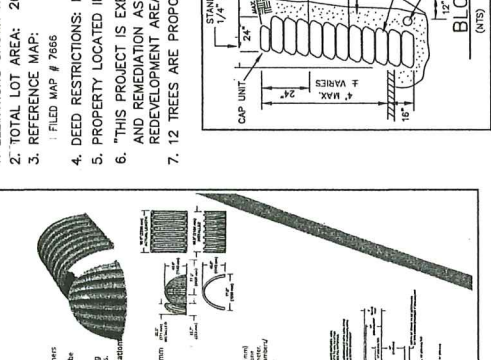
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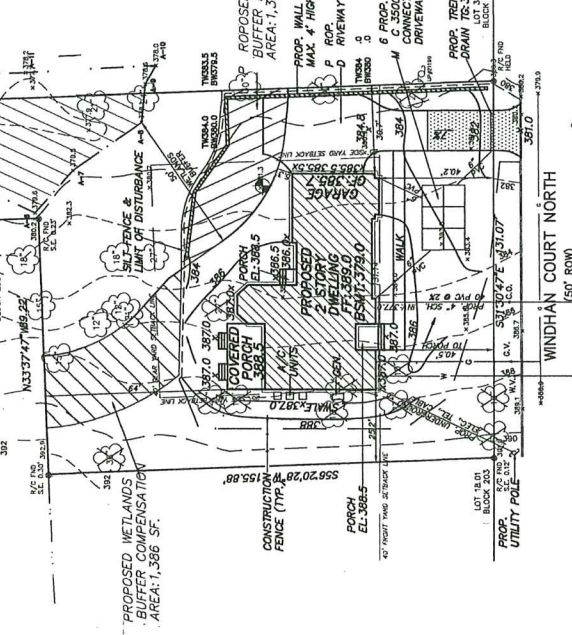
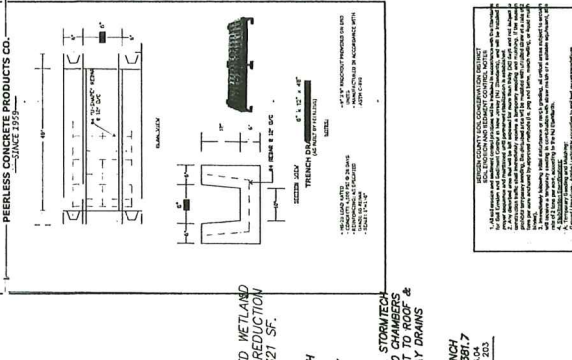
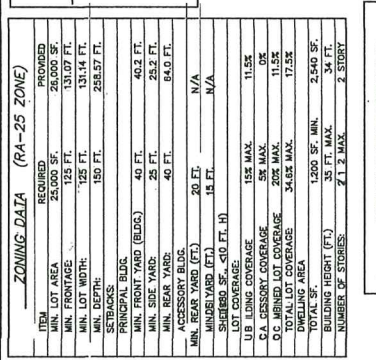
NOTES

- ELEVATIONS SHOWN HEREON ARE IN THE USSS DATUM.
- TOTAL LOT AREA: 25,000 SF., 0.60 AC.
- REFERENCE MAP: FILED MAP # 7866
- DEED RESTRICTIONS: NONE
- PROPERTY LOCATED IN THE RA-25 ZONE.
- "THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA"
- 12 TREES ARE PROPOSED FOR REMOVAL.



STANDARD CONSTRUCTION SCHEDULE

- INITIAL ALL SET FILING AND MEET WITH BOROUGH ENGINEERS TO REVIEW ALL DOCUMENTS AND OBTAIN COMMENTS.
- COMPLETE ALL SETTING OF PERMITS AND OBTAIN PERMITS.
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SOIL EROSION AND SEDIMENT CONTROL PLAN

PLOT PLAN

LOT 18.02, BLOCK 203
 355 WINDHAM COURT
 TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

CURRENT TAX ASSESSMENT MAP NO. 2.0
 SCALE: CHECKED BY: JLD DATE: 10/26/10
 DRAWN BY: JLD DATE: 10/26/10

OWNER:
 MR. & MRS. GALDI
 355 WINDHAM COURT
 WYCKOFF, N.J. 07481

DESIGNER:
 ROBERT J. WEISSMAN, P.E. & L.S.
 PROFESSIONAL ENGINEER AND LAND SURVEYOR
 686 GOSHEN AVENUE, MIDLAND PARK, NJ 07732
 VOICE (201) 445-2799, FAX (201) 445-0483
 Email: info@robertjweissmanpe.com
 CERTIFICATION OF AUTHORIZATION # 24687928800

Robert J. Weissman
 Digitally signed by Robert J. Weissman Date: 2024.01.24 15:30:11 -05'00'



**ENVIRONMENTAL ASSOCIATES
INC.**

ENVIRONMENTAL REPORT NJDEP WTA AVERAGING PLAN WAIVER

355 Windham Court
Residential Dwelling Construction Project

NJDEP #: 0270-21-0002.1

Block 203 - Lot 18.02

Wyckoff Township

Bergen County, New Jersey

Specializing in the Assessment and Management of the Ecological Resources

315 Mountain View Drive, Kunkletown, Pennsylvania 18058
Phone: (610) 681-6030 • Fax: (610) 681-6031



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ENVIRONMENTAL REPORT NJDEP WTA AVERAGING PLAN WAIVER

*355 Windham Court
Residential Dwelling Construction Project*

NJDEP #: 0270-21-0002.1

Block 203 - Lot 18.02

Wyckoff Township

Bergen County, New Jersey

Prepared For:

**Michael Galdi
238 Goffle Road
Hawthorne, New Jersey 07506**

Prepared By:

Eastern States Environmental Associates, Inc.

January 29, 2024

**NJDEP
WTA WAIVER APPLICATION**

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SECTION I

OVERVIEW OF APPLICATION

OVERVIEW OF APPLICATION

NJDEP DLUR FILE#:

- 0270-21-0002.1 FWW210001 (Wetlands LOI issued 5/2/2022)

PROJECT NAME AND PROPERTY DESIGNATION:

- 355 Windham Court Residential Dwelling Construction Project
Block 203 - Lot 18.02

MUNICIPALITY:

- Wyckoff Township, Bergen County, New Jersey

WATERSHED - DRAINAGE BASIN:

- Hohokus Brook Sub-watershed; Saddle River Watershed

NEAREST WATERCOURSE:

- Hohokus Brook

PROPOSED WETLAND/WTA ALTERATION:

- *WTA Averaging Plan Waiver*
Total WTA Reduction: 1,321sf (0.030 acre)
Total WTA Compensation: 1,386sf (0.032 acre)

TOTAL WETLANDS ON-SITE:

- 3750sf (0.086ac)

SECTION II

PROJECT DESCRIPTION

PROJECT DESCRIPTION

355 Windham Court Residential Dwelling Construction Project

**Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey**

The proposed project consists of the construction of a single family residential dwelling in the central-eastern region of the property. Grading associated with the proposed dwelling will encroach into a portion of the WTA associated with the wetlands in the northwestern region of the property.

On May 2, 2022, the NJDEP issued a Wetlands Letter of Interpretation (LOI) (#0270-21-0002.1 FWW210001) for this Property which verified the limits of jurisdictional areas associated with the Property. The wetlands were classified as intermediate resource value.

SECTION III

COMPLIANCE WITH RESPECTIVE PERMITS and/or WAIVERS

COMPLIANCE WITH RESPECTIVE PERMITS and/or WAIVERS

355 Windham Court Residential Dwelling Construction Project

**Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey**

The proposed project consists of the construction of a single family residential dwelling in the central-eastern region of the property. Grading associated with the proposed dwelling will encroach into a portion of the WTA associated with the wetlands in the northwestern region of the property. The proposed residential dwelling construction project is illustrated in detail on the submitted site plan maps.

WETLAND TRANSITION AREA AVERAGING PLAN WAIVER:

Grading associated with the proposed dwelling construction will encroach into a portion of the WTA in the central region of the property. Said area of proposed WTA encroachment consists of maintained lawn. The area of proposed WTA Compensation along the same wetlands line is unmanipulated and wooded.

The WTA alteration associated with the WTA Averaging Plan proposed for the project includes the following specifications:

WTA Reduction (Total):	1,321 sf (0.030 acre)
WTA Compensation (total):	1,386 sf (0.032 acre)

COMPLIANCE WITH WTA AVERAGING PLAN STIPULATIONS:

The proposed project and resulting WTA modification complies with all stipulations of an NJDEP WTA Averaging Plan Waiver as follows:

1. The project and resulting WTA modification comply with all general standards and conditions for all WTA Waiver authorizations.
2. The portion of the existing, pre-activity WTA to be reduced does not have a slope greater than 25%.
3. The WTA will not be reduced for the placement of a new septic system.
4. The WTA will not be reduced for the placement of an outfall structure which will discharge unfiltered or untreated stormwater into wetlands.
5. The proposed WTA compensation will not be separated from the wetland by an intervening feature.
6. The WTA will not be reduced to less than 20 feet for a structure, impervious surface or stormwater management facility.
7. No portion of the WTA will be reduced to less than 10 feet wide for a distance greater than 100 linear feet.
8. WTA Compensation will not increase the width of any portion of the WTA to greater than 75 feet.
9. WTA Compensation will be on the same WTA as being reduced and located adjacent to the same wetland as being reduced.
10. WTA Compensation will have the same or greater ecological value and characteristics as the WTA being reduced.

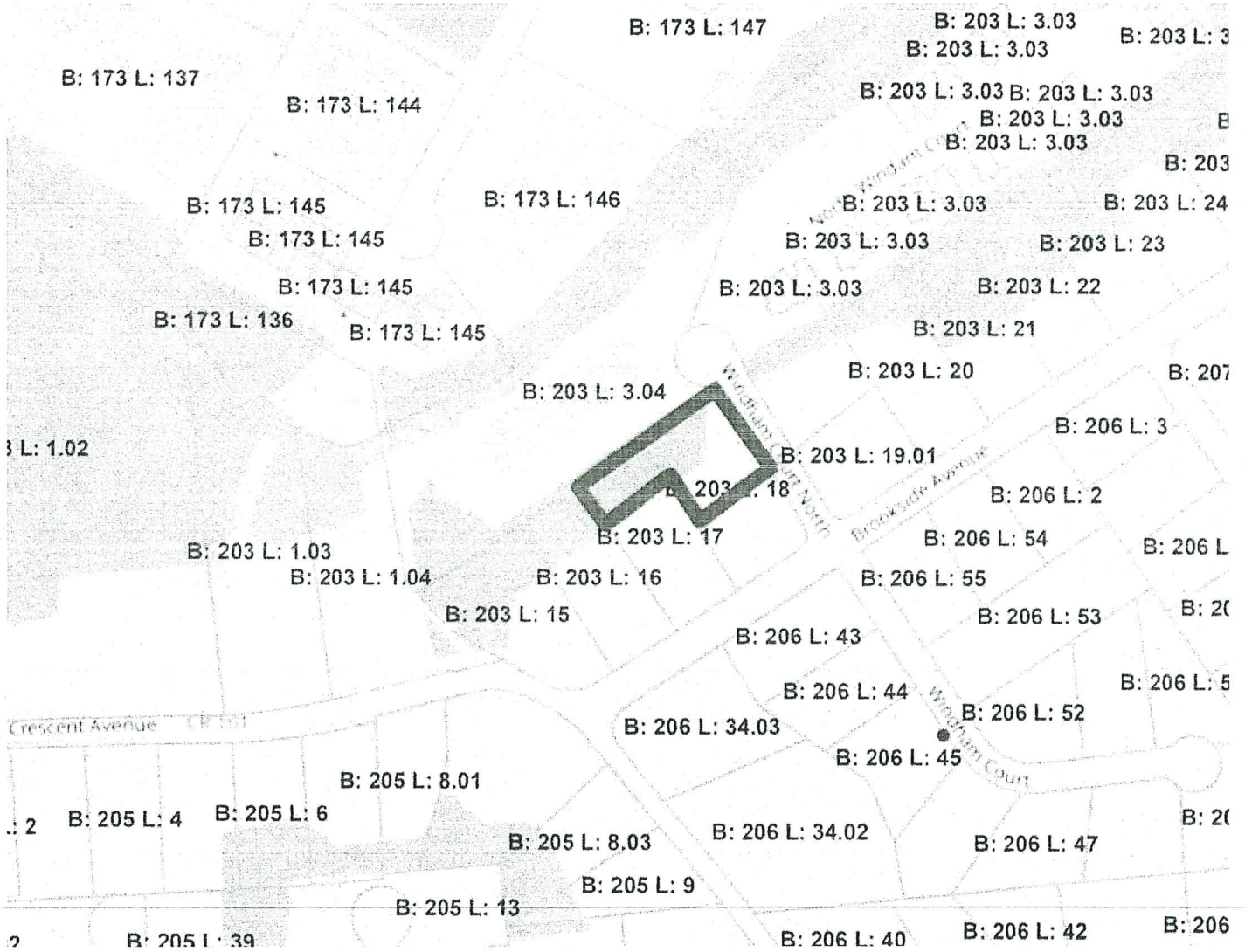


FIGURE #1
GENERAL LOCATION
ROAD MAP

Data Source:

Bergen County,
 New Jersey Road Map
 (NJ GeoWeb)

Scale 1" = 375'



ENVIRONMENTAL ASSOCIATES
INC.

315 Mountain View Drive
 Kunkletown, PA 18058

Phone: (610) 681-6030
 Fax: (610) 681-6031

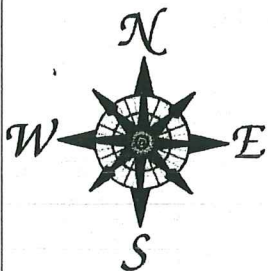
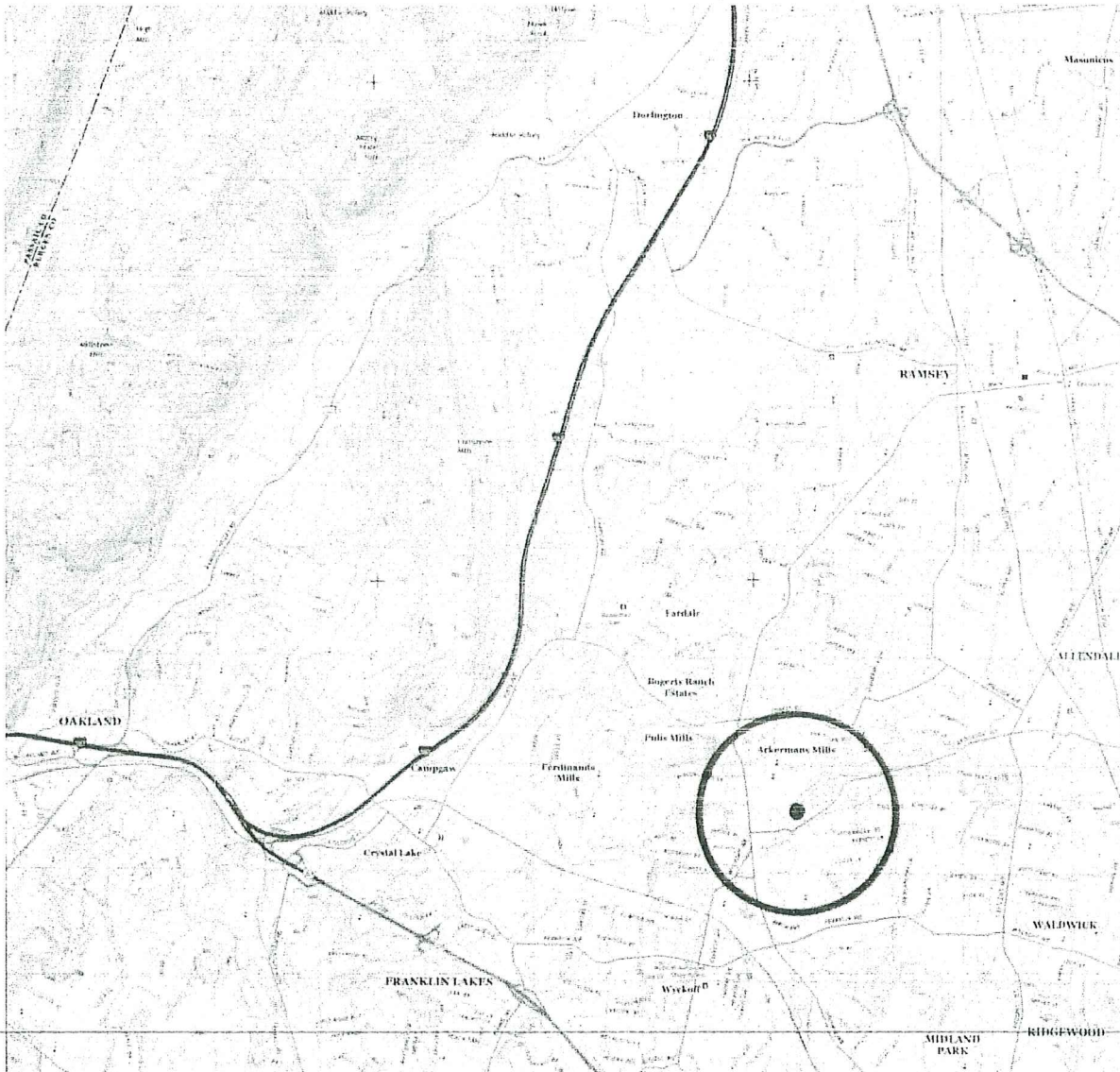


FIGURE #2
GENERAL LOCATION
USGS MAP

Data Source:

USGS Quadrangle Map,
 Ramsey, New Jersey

*Coordinates of Center
 of Property:*

585392 feet East
 797388 feet North

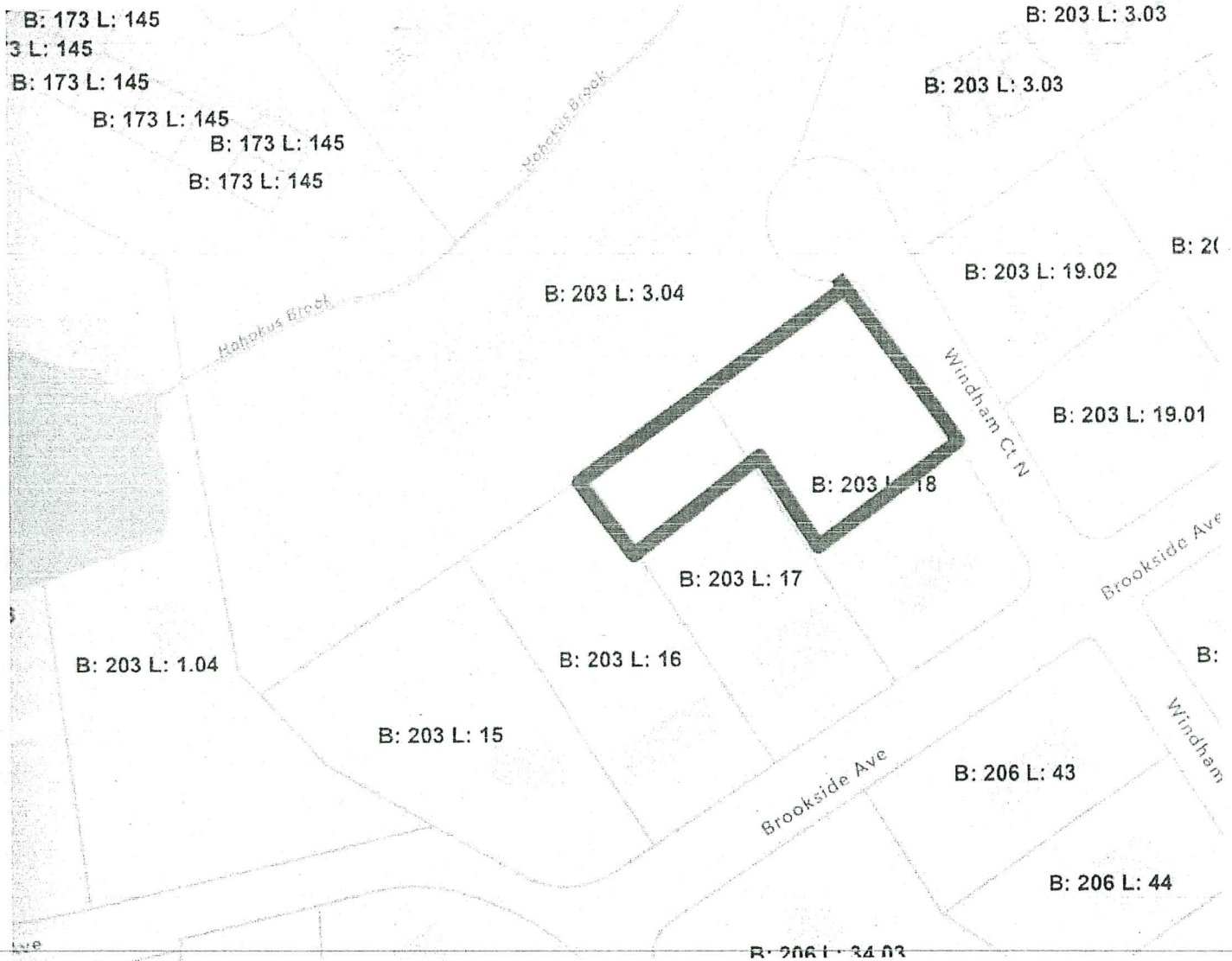
Scale 1" = 2000'



**ENVIRONMENTAL ASSOCIATES
 INC.**

315 Mountain View Drive
 Kunkletown, PA 18058

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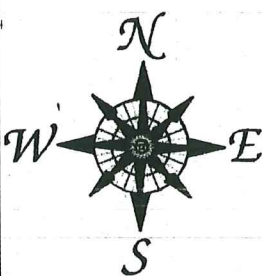



FIGURE #3
GENERAL LOCATION
TAX MAP

Data Source:

Wyckoff Township,
 Bergen County
 Municipal Tax Map
 (NJ GeoWeb)

Scale: 1" = 188'



ENVIRONMENTAL ASSOCIATES
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315 Mountain View Drive
 Kunkletown, PA 18058

Phone: (610) 681-6030
 Fax: (610) 681-6031

SECTION V

PHOTOGRAPHS



PHOTOGRAPH #1

Location of proposed WTA Reduction.



PHOTOGRAPH #2

Location of proposed WTA Reduction.



PHOTOGRAPH #3

Location of proposed WTA Compensation.

SECTION VI

**VEGETATION, SOILS AND HYDROLOGY DATA
COLLECTED AT POINTS OF PROPOSED
WETLAND AND WETLAND TRANSITION AREA
ALTERATION**

UPLAND

VEGETATION (DOMINANT)

CANOPY STRATUM	
Species	Ind. Status
Red Maple	Fac
Black Cherry	FacU

SUBCANOPY STRATUM	
Species	Ind. Status
Red Maple	Fac

SHRUB STRATUM	
Species	Ind. Status
Multiflora Rose	Fac

GROUND STRATUM	
Species	Ind. Status
Japanese Honeysuckle	Fac
Virginia Creeper	FacU
Poison Ivy	Fac

SOILS

Depth	Matrix Color	Mottle Colors	Texture
0-12+''	10YR: 4/4		silt loam

HYDROLOGY

Depth to Free Water _____

Depth to Saturation _____

- Drainage Channel
- Drainage Patterns
- Oxidized Root Channels
- Drift Lines
- Other: _____

- Morphological Plant Adaptations
 - Hummocking
 - Buttressing
 - Exposed Roots
- Water Stained Leaves

COMMENTS

WTA Compensation Area _____
 Wooded _____

UPLAND

VEGETATION (DOMINANT)

CANOPY STRATUM	
Species	Ind. Status
None Present	

SUBCANOPY STRATUM	
Species	Ind. Status
None Present	

SHRUB STRATUM	
Species	Ind. Status
None Present	

GROUND STRATUM	
Species	Ind. Status
Grasses	V

SOILS

Depth	Matrix Color	Mottle Colors	Texture
0-12"	10YR; 4/4		silt loam

HYDROLOGY

Depth to Free Water _____
 Depth to Saturation _____

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Drainage Channel <input type="checkbox"/> Drainage Patterns <input type="checkbox"/> Oxidized Root Channels <input type="checkbox"/> Drift Lines <input type="checkbox"/> Other: _____

 _____ | <ul style="list-style-type: none"> <input type="checkbox"/> Morphological Plant Adaptations <ul style="list-style-type: none"> <input type="checkbox"/> Hummocking <input type="checkbox"/> Buttressing <input type="checkbox"/> Exposed Roots <input type="checkbox"/> Water Stained Leaves |
|--|--|

COMMENTS

_____ WTA Reduction Area
 _____ Maintained lawn

SECTION VII

ANTICIPATED IMPACTS to SWAMP PINK (*Helonias bullata*)

ANTICIPATED IMPACTS to SWAMP PINK (*Helonias bullata*)

355 Windham Court Residential Dwelling Construction Project

Block 203 - Lot 18.02

Wyckoff Township, Bergen County, New Jersey

In accordance with the requirements of NJAC 7:7A-9.5(a)iii, Eastern States Environmental Associates, Inc. (ESEA) has thoroughly investigated the wetland, open water and/or wetland transition area (WTA) proposed for disturbance which is the subject of this permit application for the occurrence of Swamp Pink (*Helonias bullata*). During said investigations, ESEA did not find any evidence as to the existence of Swamp Pink. Furthermore, it was determined that the particular wetland, open water and/or WTA proposed for disturbance which is the subject of this permit application does not contain the preferred habitat characteristics of *Helonias bullata*.

Therefore, it is the professional opinion of ESEA that the wetland, open water and/or WTA disturbance which is the subject of this permit application will not result in the direct or indirect adverse impacts to *Helonias bullata*.

SECTION VIII

ANTICIPATED IMPACTS to THREATENED and ENDANGERED SPECIES

**ANTICIPATED IMPACTS to THREATENED and ENDANGERED
SPECIES**

355 Windham Court Residential Dwelling Construction Project

**Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey**

In accordance with the requirements of NJAC 7:7A, Eastern States Environmental Associates, Inc. (ESEA) has investigated the wetland/open water/WTA proposed for disturbance which is the subject of this permit application for the occurrence of State and federally listed threatened and endangered species. During said field investigations, ESEA did not find any evidence as to the occurrence of threatened and endangered species associated with the subject wetland/open water/WTA proposed for disturbance. Furthermore, it was determined that the particular wetland/open water/WTA proposed for disturbance which is the subject of this permit application does not contain the preferred habitat characteristics for wetland dependent threatened and endangered species known to occur in the general region.

Therefore, it is the professional opinion of ESEA that the wetland/open water/WTA disturbance which is the subject of this permit application will not result in the direct or indirect adverse impacts to State of Federal Threatened and/or Endangered Species or their habitat.

**ANTICIPATED IMPACTS to PROPERTIES listed or eligible for listing on
the NJ or NATIONAL REGISTER of HISTORIC PLACES**

355 Windham Court Residential Dwelling Construction Project

Block 203 - Lot 18.02

Wyckoff Township, Bergen County, New Jersey

In accordance with the requirements of NJAC 7:7A, Eastern States Environmental Associates, Inc. (ESEA) has evaluated the wetland/open water/WTA area proposed for disturbance which is the subject of this permit application to determine if the regulated activity will result in any impact to a property which is listed or eligible for listing on the New Jersey or National Register of Historic Places. The subject property is not listed on the New Jersey or National Register of Historic Places.

Therefore, it is determined that the proposed regulated activity will not adversely affect any property which is listed or eligible for listing on the New Jersey or National Register of Historic Places. The subject property is not listed on the New Jersey or National Register of Historic Places.

SECTION X

OTHER NJDEP APPROVALS

OTHER NJDEP APPROVALS

355 Windham Court Residential Dwelling Construction Project

**Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey**

On May 2, 2022, the NJDEP issued a Wetlands Letter of Interpretation (LOI) (#0270-21-0002.1 FWW210001) for this Property which verified the limits of jurisdictional areas associated with the Property. The wetlands were classified as intermediate resource value.



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION

SHAWN M. LATOURETTE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Division of Land Resource Protection
Mail Code 501-02A
P.O. Box 420
Trenton, New Jersey 08625-0420
www.nj.gov/dep/landuse

May 2, 2022

Noreen Hajinlian
327 Brookside Ave.
Wyckoff, NJ 07481

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 0270-21-0002.1
Activity Number: FWW210001
Applicant: Noreen Hajinlian
Block(s) and Lot(s): [203, 17.01] [203, 18.01] [203, 18.02] (formerly Lots 17 and 18)
Wyckoff Township, Bergen County

Dear Mrs. Hajinlian:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Resource Protection (Division) staff verify the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection (NJDEP), the U.S. Army Corps of Engineers (USACOE) Philadelphia and New York Districts, and the U.S. Environmental Protection Agency (USEPA), the NJDEP is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain 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 by Division staff on February 10, 2022, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "**EXISTING CONDITIONS & WETLANDS DELINEATION, LOT 17.01, 18.01, & 18.02, BLOCK 203 IN THE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY**", consisting of one sheet, dated March 15, 2022, unrevised, and prepared by Tibor Latincsics, P.E. and Stephen P. Eid, P.E. & L.S. of Conklin Associates, is accurate as shown.

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."

Wetlands Resource Value Classification ("RVC")

In addition, the Division has determined that the resource value and the standard transition area or buffer required adjacent to the delineated wetlands are as follows:

Intermediate: A1 to A9. [50-foot wetland buffer]

All wetlands on and adjacent to the site, except for any isolated wetlands that are determined to be located outside of the 100-year floodplain, are also classified as priority wetlands by the USEPA because they drain to the Passaic River or are located within the 100-year floodplain of the Passaic River. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-9 and 10), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-5 and 7) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-8). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 *et seq.*) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated information is made available, including, but not limited to, information supplied by the applicant.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.3 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.4. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

Please be advised that any surface water features on the site or adjacent to the site may possess flood hazard areas and/or riparian zones and development within these areas may be subject to the Flood Hazard Area Control Act rules at N.J.A.C. 7:13. The Division can verify the extent of flood hazard areas and/or riparian zones through a flood hazard area verification under the application procedures set forth at N.J.A.C. 7:13-5.1.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Recording

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 Division that this information is recorded on the deed of each lot referenced in the letter of interpretation:

1. The Department file number for the letter of interpretation;

2. The approval and expiration date of the letter of interpretation;
3. A metes and bounds description of the wetland boundary approved under the letter of interpretation;
4. The width and location of any transition area approved under the letter of interpretation; and
5. The following statement: "The State of New Jersey has determined that all or a portion of this lot lies in a freshwater wetland and/or transition area. Certain activities in wetlands and transition areas are regulated by the New Jersey Department of Environmental Protection and some activities may be prohibited on this site or may first require a freshwater wetland permit. Contact the Division of Land Resource Protection at (609) 777-0454 or <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 Division constitutes a violation of the Freshwater Wetlands Protection Act rules and may result in suspension or termination of the letter of interpretation and/or subject the applicant to enforcement action pursuant to N.J.A.C. 7:7A-22.

Appeal Process

In accordance with N.J.A.C. 7:7A-21, any person who is aggrieved by this decision may request a hearing within 30 days of the date 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, P.O. Box 402, 401 East State Street, 7th Floor, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. 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 the website www.nj.gov/dep/odr for more information on this process.

Please contact Rebecca Grike of our staff by e-mail at rebecca.grike@dep.nj.gov or by phone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,



Digitally signed
by Patrick Ryan
Date: 2022.05.02
12:06:22 -04'00'

Patrick Ryan, Supervisor
Division of Land Resource Protection

c: Municipal Clerk
Municipal Construction Official
Agent (original), John Peel, PK Environmental

SECTION XI

ALTERNATIVE ANALYSIS

ALTERNATIVE ANALYSIS

355 Windham Court Residential Dwelling Construction Project

Block 203 - Lot 18.02

Wyckoff Township, Bergen County, New Jersey

Concurrent with NJAC 7:7A, an Alternative Analysis is not required for a WTA Averaging Plan Waiver application.

**WETLANDS MITIGATION and/or WETLAND TRANSITION AREA
COMPENSATION**

355 Windham Court Residential Dwelling Construction Project

**Block 203 - Lot 18.02
Wyckoff Township, Bergen County, New Jersey**

Concurrent with NJAC 7:7A, WTA compensation is required for WTA reduction authorized by a WTA Waiver Averaging Plan. The WTA Averaging Plan includes the total reduction of 1321sf (0.030 acre) of WTA adjacent to intermediate resource value wetlands. Said WTA Averaging Plan includes the compensation of 1386sf (0.032 acre) of WTA. The areas of WTA Compensation are adjacent to the same wetland area of which the WTA is proposed for reduction. The area proposed for WTA Reduction is presently maintained lawn. The area proposed for WTA Compensation on the property is unmanipulated and wooded.

SECTION XIII

PROFESSIONAL CREDENTIALS

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PRINCIPAL ECOLOGIST ASSIGNED TO THIS PROJECT:

Edward A. Kuc

Edward A. Kuc is a Natural Resource Ecologist by profession with areas of expertise including aquatic and terrestrial ecosystems, fisheries, wildlife (mammalian, avian, reptilian, amphibian), endangered wildlife and freshwater wetlands. Edward A. Kuc has conducted extensive research of these natural resources and has provided numerous Natural Resource Protection and Management Plans for federal, state and municipal environmental regulatory agencies as well as private enterprise.

Edward A. Kuc serves as Principal Environmental Specialist for Eastern States Environmental Associates, Inc. Responsibilities include the coordination, implementation and supervision of the many ecological inventory, assessment, management and mitigation projects undertaken by ESEA. Edward A. Kuc is extensively involved with regulatory compliance matters and serves as the chief representative of ESEA clients with regard to Federal, State and Municipal Environmental Permit Applications.

Prior to joining ESEA, Edward A. Kuc served as Supervisory Ecologist of a large New Jersey environmental consulting firm. Edward A. Kuc's responsibilities included the implementation and supervision of the natural resource inventories, impact assessment and management programs conducted by the organization. Edward A. Kuc was likewise responsible for the coordination and preparation of associated environmental documents and reports prepared by the organization.

Edward A. Kuc has served in the capacity of Fish and Wildlife Ecologist for the New Jersey Department of Environmental Protection, Division of Fish, Game and Wildlife. Edward A. Kuc was responsible for the collection and analysis of biological information pertaining to fishery population inventories, population reproduction, trout waters classification, fishery population introduction and population establishment, anadromous species migration and stream encroachment reviews. Edward A. Kuc was also responsible for the inventory, evaluation and habitat availability assessment of various wildlife species. Edward A. Kuc continued to be of service to the Division's Black Bear Project through the Wildlife Conservation Corps Program.

Edward A. Kuc served as a Research Biologist for the U.S.D.A. Forest Service in Clearwater National Forest, Idaho, where he was responsible for various fish and wildlife research and management programs. Edward A. Kuc was responsible for analysis of stream condition, riparian habitat quality, sport fishing population and salmonid spawning area potential. Edward A. Kuc implemented various stream and riparian habitat enhancement projects. Edward A. Kuc performed various surveys to determine fish species density for impact evaluation of various land use activities. Edward A. Kuc was responsible for habitat evaluations and population analysis of various large-game and non-game wildlife species and was responsible for the determination of Mountain Goat population dynamics and distribution among seasonal ranges.

Edward A. Kuc possesses a Bachelor of Science Degree in Natural Resource Management from Rutgers University - Cook College. Edward A. Kuc is affiliated with many professional organizations including The Wildlife Society, The American Fisheries Society, Society of Wetland Scientists, The Audubon Society, Association of Urban Wildlife Managers, The National Wildlife Federation and The Nature Conservancy. Edward A. Kuc has served as the President of the New Jersey Chapter of the Wildlife Society. Edward A. Kuc is certified as a Professional Wetland Scientist by the Society of Wetland Scientists. Edward A. Kuc has authored numerous technical reports and articles and has conducted many presentations and seminars pertaining to various Natural Resource related topics.

ASSOCIATES AND TECHNICAL STAFF:

The Associates and Technical Staff of Eastern States Environmental Associates, Inc. consist of a select group of environmental specialists. This select group of Associates and Staff Biologists include highly experienced and recognized individuals in various specialties of environmental related consultation. The educational background of these individuals ranges from Bachelor to Doctorate degrees in environmental sciences.

Detailed qualifications of the Principals, Associates, and Technical Staff of ESEA are available upon request. Also available upon request is a list of clients and projects which will serve as professional references on behalf of ESEA.