



ENVIRONMENTAL
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Environmental Consultants



December 6, 2023

SENT VIA CERTIFIED MAIL R.R.R. # 9589 0710 5270 0740 3078 24

Ms. Nancy A. Brown, Municipal Clerk
Township of Wyckoff
340 Franklin Avenue
Wyckoff, NJ 07481

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Transition Area Waiver-Averaging Plan, General Permit 8- House additions,
And General Permit 11 – Outfalls and intake structures
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

Dear Ms. Brown:

Enclosed, please find a copy of the application materials for the above-referenced project, which were submitted to the NJDEP. This copy is for your records and for any interested party to review.

Please feel free to contact our office should you have any questions.

Very truly,

ENVIRONMENTAL TECHNOLOGY INC.

David C. Krueger
President

23134

Enclosures

cc w/enc.: Jane & Arthur Yeh
NJDEP



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Environmental Consultants



December 6, 2023

SENT VIA USPS PRIORITY MAIL: 9114 9012 3080 3687 3892 46

Application Support Section
Division of Land Resource Protection
New Jersey Department of Environmental Protection
Mail Code 501-02A
PO Box 420
Trenton, N.J. 08625

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

Dear Sir or Madame:

On behalf of the applicant, we respectfully request authorization of a Freshwater Wetlands Letter of Interpretation-Line Delineation (N.J.A.C. 7:7A-4.4) for the above-referenced site. The Letter of Interpretation-Line Delineation (LOI-D) is to verify freshwater wetland, State open water, and/or transition area limits on the site.

It is important to note that a concurrent project site application has been submitted for a Freshwater Wetlands Transition Area Waiver-Averaging Plan (N.J.A.C. 7:7A-8.2), General Permit 8 – House additions (N.J.A.C. 7:7A-7.8), General Permit 11 – Outfalls and intake structures. The proposed project is the razing of an existing single-family dwelling and the subsequent construction of a new single-family dwelling, veranda, patio, and inground pool as well as subsurface stormwater structures, driveway, and other associated improvements. A portion of the proposed project referenced above (patio, veranda, inground pool, subsurface stormwater, and associated grading) is within wetland transition areas associated with on-site wetlands. The portion of the proposed project within transition areas requires authorization of the noted Transition Area Waiver-Averaging Plan, General Permit 8 – House additions, and the General Permit 11 – Outfalls and intake structures application from the DLRP. **As required, such an application has been submitted electronically through the NJDEP “DEP Online” portal. The application fee check, confirmation and/or billing email, & Property Owner Certification Form, all associated with the electronic submission, are attached herewith for your use and cross-reference.**

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

In support of the referenced application, enclosed please find the following items for your consideration (Items 1 to 9 are contained in the Freshwater Wetlands Report):

1. Five (5) signed/sealed copies of the survey plan for the site entitled "**LOI PLAN LOT 14, BLOCK 313 CURRENT TAX ASSESSMENT MAP NO. 26 459 WEYMOUTH DRIVE TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY**", one sheet, dated October 25, 2023, with no noted revisions, and prepared by Weissman Engineering Co., P.C.. The plan includes all required information for the freshwater wetlands Letter of Interpretation-Line Delineation application.
2. A copy of a Street Map indicating the location of the subject property.
3. A copy of a portion of the U.S.G.S. quadrangle map with the boundaries of the property clearly indicated.
4. A copy of a portion of the SSURGO Soil Survey Sheet with property boundaries clearly indicated.
5. Copy of Municipal Tax Map.
6. Color photographs of the property with description and location.
7. Data sheets indicating soil-boring information, depth to seasonal high water table, and vegetative species recorded at the borings.
8. Resume' of the preparer of this application.
9. Verification that certified mail notice has been forwarded to the environmental commission, planning board and the construction official of the municipality; the county planning board; the county soil conservation district; and to all landowners within 200 feet of the legal boundary line of the subject property, as well as easement holders. Also included is the certified list of property owners within 200 feet, notice letter and notice plan.
10. Proof that a complete copy of the application was sent to the Municipal Clerk via certified mail, return receipt requested.
11. A compact disc (CD) with a complete copy of the application, including plan.

Application Support Section, NJDEP

December 6, 2023

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

12. Completed and properly executed DLRP application form. Also included is the application fee check of \$4,100.00, payable by the applicant (Check No. 1729) to "Treasurer-State of New Jersey" **(inclusive of fee for electronic application submission, noted on page 1, paragraph 2 of this letter).**

Please do not hesitate to contact our office should you have any questions.

Very truly,

ENVIRONMENTAL TECHNOLOGY INC.



David C. Krueger
President

23134

Enclosures (as noted)

cc: w/enc.: Wyckoff Township Municipal Clerk via CMRRR # 9589 0710 5270 0740 3078 24
Jane and Arthur Yeh



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***FRESHWATER WETLANDS INVENTORY REPORT FOR:
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION: LETTER OF INTERPRETATION-LINE
DELINEATION (N.J.A.C. 7:7A-4.4)***

SUBJECT PROPERTY:
459 WEYMOUTH DRIVE
BLOCK 313, LOT 14
TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

PREPARED FOR:

**JANE AND ARTHUR YEH
12-10 PLAZA ROAD
FAIR LAWN, N.J. 07410**

PREPARED BY

ENVIRONMENTAL TECHNOLOGY INC.

December 6, 2023

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WETLAND LINE, LOCATION OF OBSERVATION
POINTS AND PHOTOGRAPH LOCATIONS

I. INTRODUCTION

The following report is compiled from a wetlands study conducted on a 0.60 acre site in the Township of Wyckoff, Bergen County, New Jersey. The extent of wetlands was determined in accordance with federal criteria currently accepted by the New Jersey Department of Environmental Protection (NJDEP). The site is identified as Block 313, Lot 14 according to the Wyckoff Township Tax Maps (See Figure 3). All site descriptions refer to conditions during the investigation. This report has been prepared for submission to the NJDEP for a Letter of Interpretation: Line Delineation (LOI-D) to verify wetland limits and resource value. The wetlands limits depicted on the plan submitted with this report are subject to verification by NJDEP, Division of Land Resource Protection (DLRP).

It is important to note that a concurrent project site application has been submitted for a Freshwater Wetlands Transition Area Waiver-Averaging Plan (N.J.A.C. 7:7A-8.2), General Permit 8 – House additions (N.J.A.C. 7:7A-7.8), and General Permit 11 – Outfalls and intake structures (N.J.A.C. 7:7A-7.11) The proposed project is the razing of an existing single-family dwelling and the subsequent construction of a new single-family dwelling, veranda, patio, and inground pool as well as subsurface stormwater structures, driveway, and other associated improvements. A portion of the proposed project referenced above (patio, veranda, inground pool, subsurface stormwater structures, and associated grading) is within wetland transition areas associated with on-site wetlands. The portion of the proposed project within transition areas requires authorization of the noted Transition Area Waiver-Averaging Plan, General Permit 8 – House additions, and the General Permit 11 – Outfalls and intake structures application from the DLRP. **As required, such application has been submitted electronically through the NJDEP “DEP Online” portal.**

II. SITE LOCATION AND SIZE

The site under investigation is located in the east central portion of Wyckoff Township, which is in the northwestern portion of Bergen County. The property has frontage on Weymouth Drive to the south (See Figure 1).

According to the New Jersey State Plane Coordinate System, NAD 83, the central portion of the site is located at approximately 580,404 feet east and 790,498 feet north on the Ramsey, N.J.-N.Y. U.S.G.S. Quadrangle (See Figure 2). The site is rectangular in shape and is 0.60 acres in size.

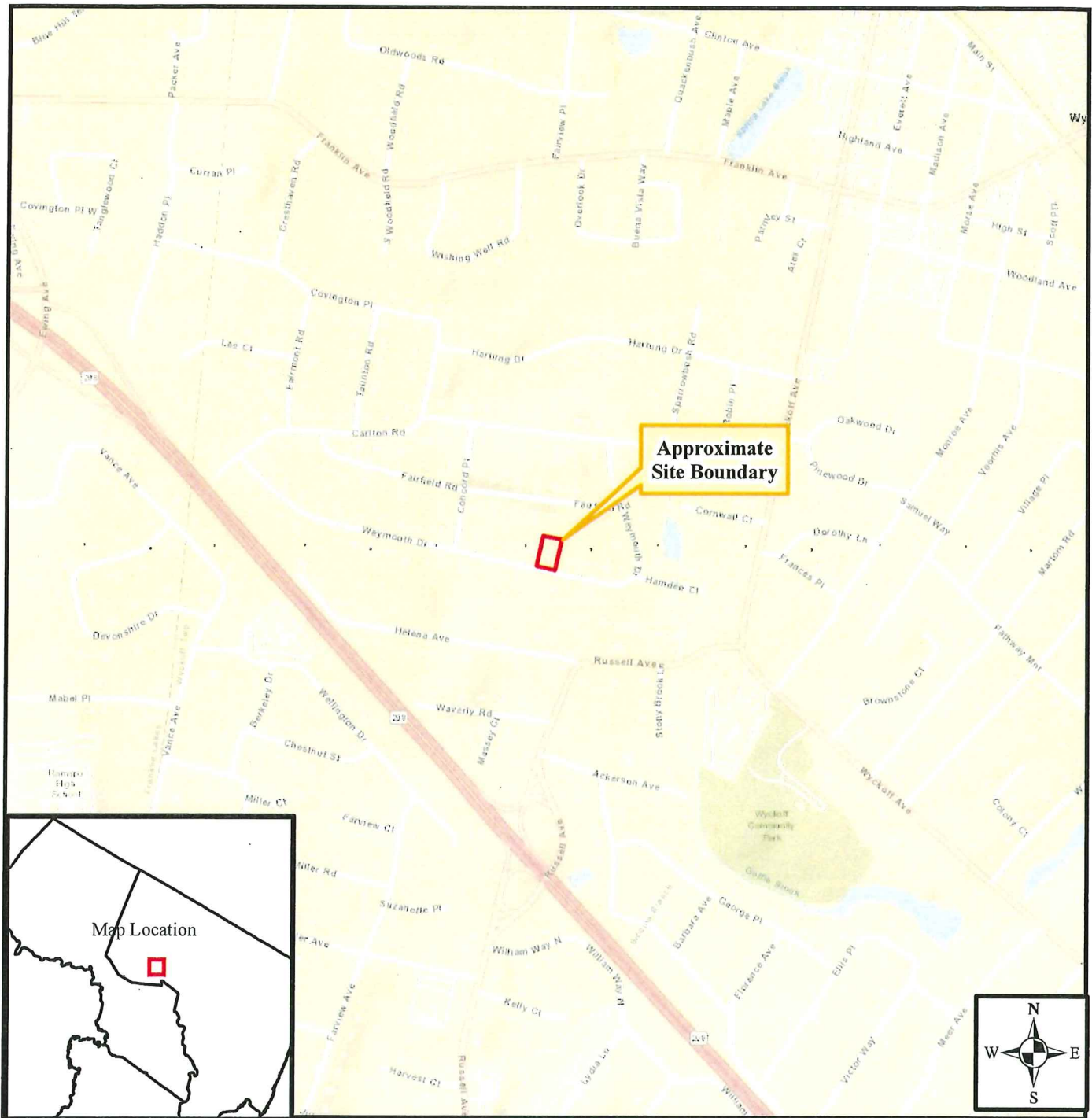


Figure 1 - Local Street Map
 459 Weymouth Drive
 Block 313, Lot 14
 Wyckoff Township
 Bergen County, New Jersey

500 0 500 1,000
 Feet
 1" = 1,000'

Data Sources:
 NJDEP OIRM BGIS- State, County, Municipal Boundaries
 ESRI World Street Map

Legend

Approximate Site Boundary

County Boundaries

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 460 Main Street, P.O. Box 50
 Chester, New Jersey 07930
 (908) 879-8509

12/4/2023

#23134
 Yeh
 Fig 1 - LSM



This map was developed using State GIS digital data. This secondary product has not been verified by NJDEP and is not state-authorized. ETI makes no claim to the currency or accuracy of the data displayed.

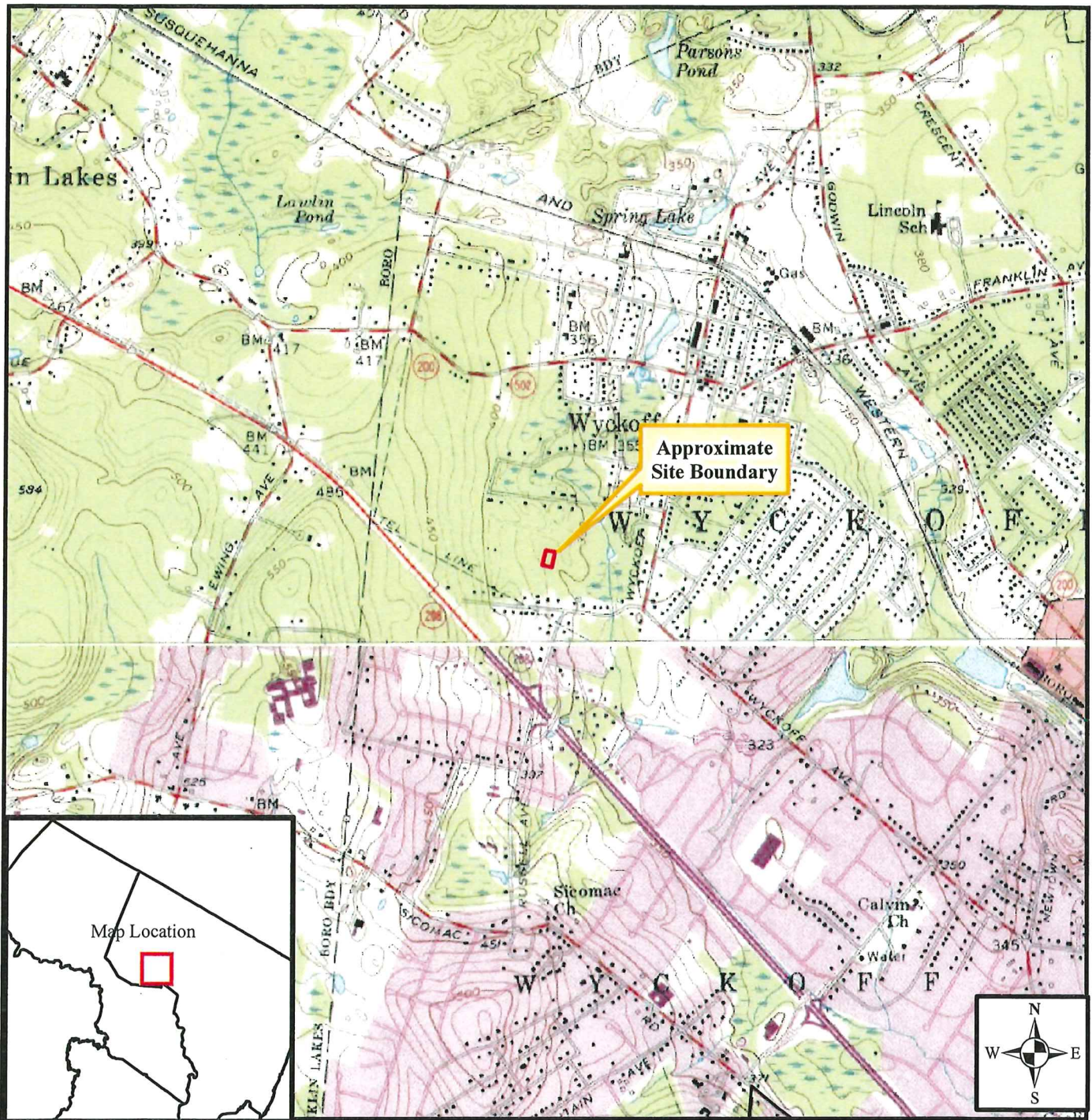


Figure 2 - USGS Quadrangle
 459 Weymouth Drive
 Block 313, Lot 14
 Wyckoff Township
 Bergen County, New Jersey

Legend

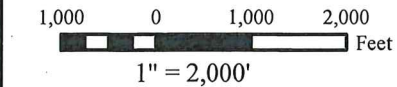
- Approximate Site Boundary
- County Boundaries

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Date:
 08/25/2023

#23134
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 Fig 2 - USGS



Data Sources:
 NJDEP OIRM BGIS- State, County, Municipal Boundaries
 U.S. Geological Survey 7.5' Quadrangle: Ramsey, NJ

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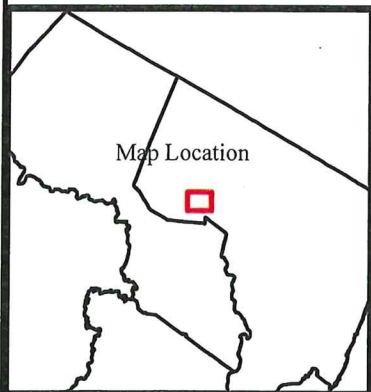
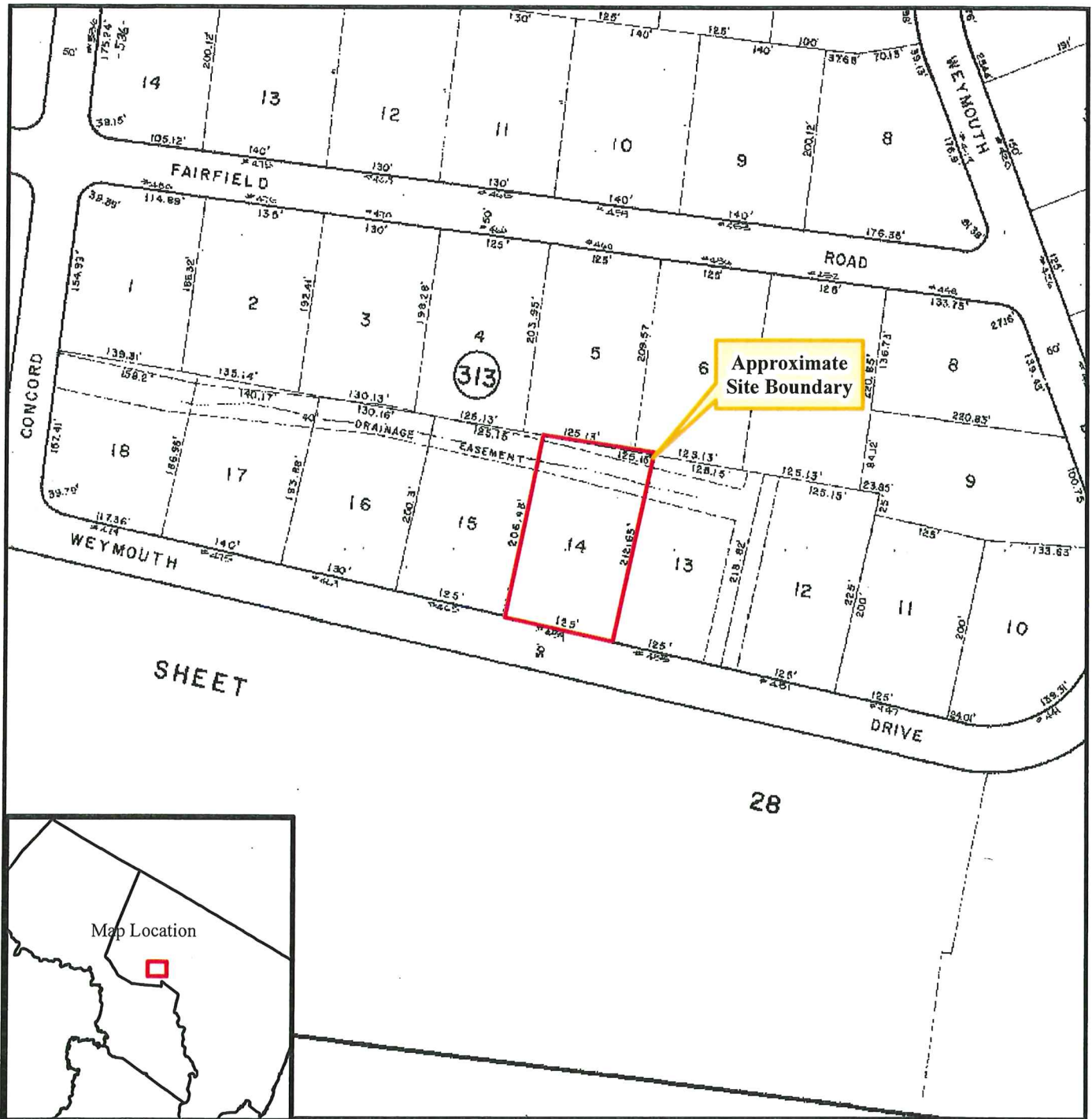


Figure 3 - Tax Map
 459 Weymouth Drive
 Block 313, Lot 14
 Wyckoff Township
 Bergen County, New Jersey

N.T.S.

Data Sources:
 NJDEP OIRM BGIS- State, County, Municipal Boundaries
 Wyckoff Township Tax Map: Sheet No. 26

Legend

- Approximate Site Boundary
- County Boundaries

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 Yeh
 Fig 3 - Tax



This map was developed using State GIS digital data. This secondary product has not been verified by NJDEP and is not state-authorized. ETI makes no claim to the currency or accuracy of the data displayed.

III. SITE DESCRIPTION

The southern half of the site consists of a 2 story frame dwelling, paver patio, paved driveway, paver sidewalks, lawn areas with scattered trees, and other associated improvements. The northern half of the site contains a mixture of upland lawn areas with scattered trees as well as Palustrine Emergent Persistent (PEM1) and Palustrine Forested Broad-Leaved Deciduous (PFO1) wetlands.

The surrounding land use consists entirely of residential properties.

The complete site survey depicting the existing conditions, surveyed limits of wetlands/waters and topography is found in Appendix E of this report.

IV. TOPOGRAPHY

The topography of the site is best described as level to gently sloping. The overall direction of the slope is downward from the southwestern portion of the site towards the northeast. The highest onsite elevation is approximately 358 feet (MSL) in the southwestern corner of the site, while the lowest elevation is approximately 352 feet (MSL) in the northeastern portion of the site within the onsite wetlands area.

V. SOILS DESCRIPTION

Soils maps were reviewed as prepared by the Natural Resource Conservation Service (NRCS), NJDEP and the United States Department of Agriculture (USDA) as available through SSURGO (Soil Survey Geographic Database) for Bergen County (See Figure 4). The site is occupied by one (1) soil type which one is listed as hydric for minor inclusions according to the NRCS List of Hydric Soils for Bergen County.

The following soil is identified as occupying the property:

Udorthents, wet substratum-Urban land complex (UdwuB)

This soil type occupies the entirety of the site and is listed as hydric for minor hydric inclusions in 2% of the map unit. Wetlands were identified within this soil type.

VI. HYDROLOGICAL REGIME

The project site is in the Passaic River Lower (Saddle to Pompton) 04BA watershed, and the Goffle Brook 04BA05 sub-watershed. Drainage on the site is to Goffle Brook which is located approximately 700 feet to the east. This section of Goffle Brook is classified in the New Jersey Surface Water Quality Standards (N.J.A.C. 7:9B, April 2020) as FW-2, Non-Trout. Such waters, due to their biological, chemical, or physical characteristics do not support trout. Such waters generally provide habitat for a broad range of other fish species.

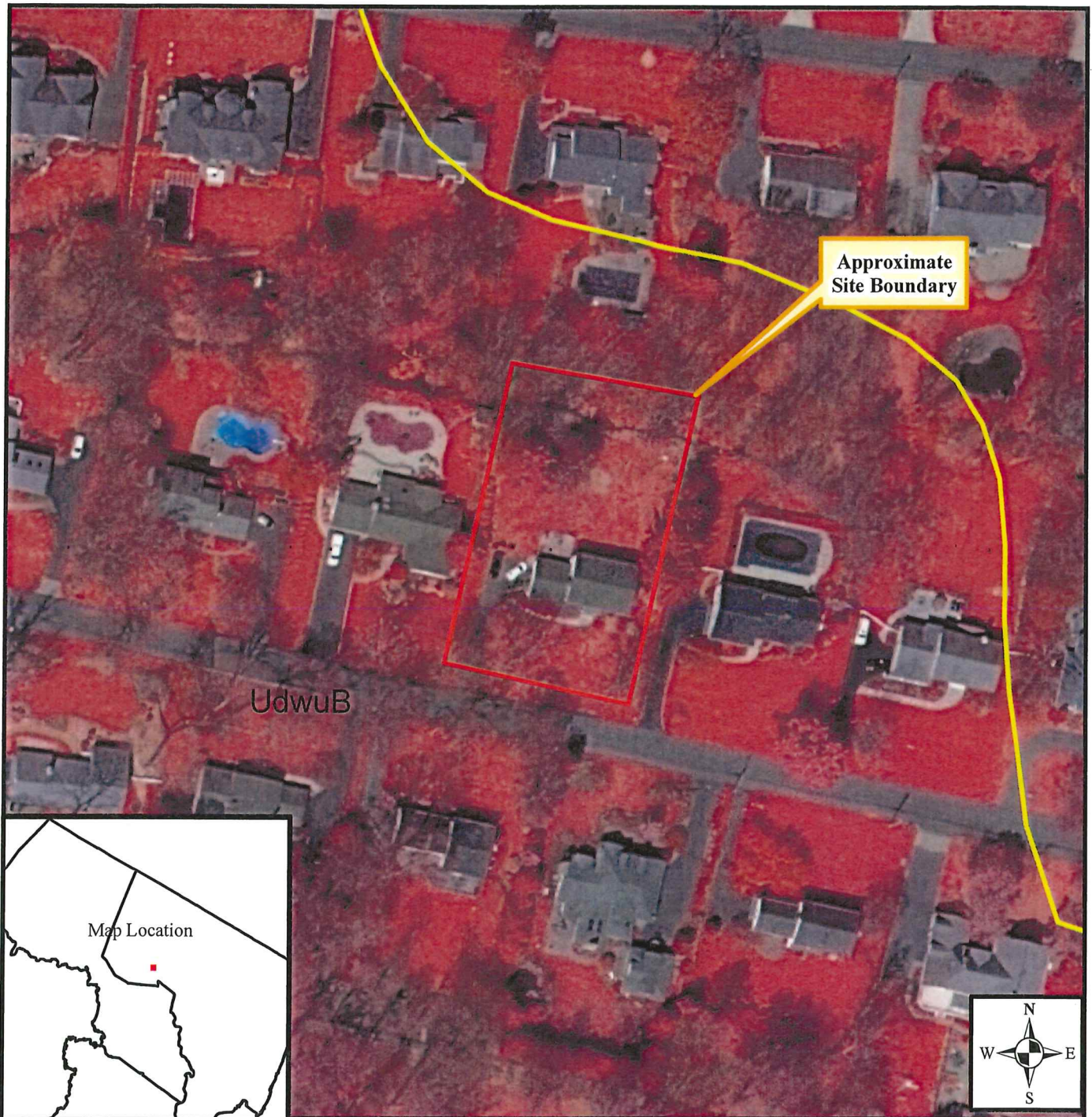


Figure 4 - Soils Map
 459 Weymouth Drive
 Block 313, Lot 14
 Wyckoff Township
 Bergen County, New Jersey

50 0 50 100
 Feet
 1" = 100'

Data Sources:
 NJDEP OIRM BGIS- State, County, Municipal Boundaries
 NRCS SSURGO Soils Map
 NJDEP Orthophotography 2020 Infrared

Legend

Approximate Site Boundary

Soils Boundaries

County Boundaries

Soils Legend

UdwuB - Udorthents, wet substratum-Urban land complex

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12/4/2023

#23134
 Yeh
 Fig 4 - Soils

This map was developed using State GIS digital data. This secondary product has not been verified by NJDEP and is not state-authorized. ETI makes no claim to the currency or accuracy of the data displayed.

The hydrology of the wetlands is best described as saturated. In saturated wetlands, the substrate is saturated to the surface for extended periods during the growing season, but surface water is seldom present.

VII. STUDY METHODOLOGY

The investigation of the site was performed by the staff of Environmental Technology Inc. on August 29, 2023.

In accordance with the New Jersey Freshwater Wetlands Protection Act, and outlined by the New Jersey Department of Environmental Protection (NJDEP), the extent of the wetlands were determined by implementing the methodology that is currently accepted by the United States Environmental Protection Agency (USEPA), namely Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989 and supplemental guidance. This methodology states that normally, for an area to be considered wetland, all three of the following parameters must be present:

1. Hydric Soils
2. A Predominance of Hydrophytic Vegetation
3. Hydrology

The determination of hydric soils in the field is made by the use of a manually operated soil sampler. A determination of hydric soils is made by using Munsell Soil Color Charts. Transects are made from the wetlands to the uplands to determine the point at which soils no longer were determined to be hydric. Hydric soils are those soils that have a chroma of less than or equal to 1 (when no mottling is present) or a matrix chroma of less than or equal to 2 when mottling is present.

When soils classified as a sand soil are encountered Munsell Soil Color Charts are not used exclusively. In these instances hydric determinations are also made by the presence of one or more of the following conditions: high organic matter content in the surface horizon, the streaking of subsurface horizons by organic matter, or the presence of organic pans.

In situations in which soils exhibit significant coloration due to the nature of the parent material (e.g. red shales) the soils often do not exhibit the characteristic chromas associated with hydric soils. In the above situations the Munsell Soil Color Charts cannot always be used to evaluate the hydric nature of the soil. In these cases their hydric nature according to the Soil Conservation Service (SCS), and the other criteria carry more weight.

Vegetation is classified according to the Eastern Mountains and Piedmont 2014 Regional Wetland Plant List prepared by the USACOE. The classifications, according to this list are as follows:

Obligate (OBL) Always found in wetlands under natural (not planted) conditions (frequency greater than 99%), but may persist in nonwetlands if planted there by man or in wetlands that have been drained, filled, or otherwise transformed into nonwetlands.

Facultative Wetland (FACW) Usually found in wetlands (67%-99% frequency), but occasionally found in nonwetlands.

Facultative (FAC) Sometimes found in wetlands (34%-66% frequency), but also occurs in nonwetlands.

Facultative Upland (FACU) Seldom found in wetlands (1%-33% frequency) and usually occurs in nonwetlands.

Nonwetland (UPL) Occurs in wetlands in another region, but not found (<1% frequency) in wetlands in the region specified. If a species does not occur in wetlands in any region, it is not on the list.

According to the Federal Manual for Identifying and Delineating Jurisdictional Wetlands dated January 10, 1989, an area has hydrophytic vegetation, when under normal circumstances more than 50 percent of the composition of the dominant species from all strata are obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC) species. However, when a plant community has less than or equal to 50 percent of the dominant species from all strata represented by OBL, FACW, and/or FAC species, and hydric soils and wetland hydrology are present, the area can be considered a wetland in certain cases (NOTE: These areas are considered problem area wetlands).

In the non-growing season hydrophytic vegetation is assumed to be present, since during this time of the year many herbaceous species are either unidentifiable or non-existent.

Hydrology is determined by the evidence of water, either visible or indicators that water was present. This is noted by visible factors such as drift lines, high water marks on trees, sediment deposits including encrusted detritus, displacement of leaf litter as the result of water flowage, and drainage patterns. During the growing season, saturated soil samples and/or the water table is noted as evidence of hydrology when they are encountered within 12 inches of the soil surface.

Seasonal high water table information is used, when available, from the Soil Conservation Service. Recent rainfall and/or other precipitation is also considered when evaluating hydrology.

In situations where the native conditions have been altered such as; cleared lands (e.g. agricultural lands), areas where the original soil has been altered (such as formerly plowed or filled lands), certain criteria are given more weight than others due to the lack of reliability of the affected parameter as an indicator.

VIII. WETLANDS DESCRIPTION

The site's wetlands are best classified as a mixture of Palustrine Emergent Persistent (PEM1) and Palustrine Forested Broad-Leaved Deciduous (PFO1) and are located in the northern portion of the site.

The common and/or observed vegetation identified during field investigations consisted of red maple (*Acer rubrum*, FAC), green ash (*Fraxinus pennsylvanica*, FACW), American hornbeam (*Carpinus carolinana*, FAC), bamboo (*Bambusa vulgaris*, FACU), spicebush (*Lindera benzoin*, FACW), multiflora rose (*Rosa multiflora*, FACU), arrow-leaved tearthumb (*Persicaria sagittata*, OBL), poison ivy (*Toxicodendron radicans*, FAC), common greenbrier (*Smilax rotundifolia*, FAC), Japanese stilt grass (*Microstegium vimineum*, FAC), stout woodreed (*Cinna arundinacea*, FACW), and skunk cabbage (*Symplocarpus foetidus*, OBL).

Additional vegetation information may be found in Appendix A of this report.

IX. UPLAND DESCRIPTION

The uplands on site consist mostly of lawn areas with some scattered trees.

The common and/or observed vegetation identified during field investigations consisted of red maple, Norway spruce (*Picea abies*, NL), field sorrel (*Rumex acetosella*, UPL), Japanese stilt grass, gill-over-the-ground (*Glechoma hederacea*, FACU), common dandelion (*Taraxacum officinale*, FACU), and grasses (*Poa and Panicum spp.*, C).

Additional vegetation information may be found in Appendix A of this report.

X. NJDEP WETLAND REGULATORY REQUIREMENTS

The NJDEP is currently administering the New Jersey Freshwater Wetlands Protection Act, which took effect July 1, 1988. Under the act, the following activities in a freshwater wetland are regulated:

1. The removal, excavation, disturbance or dredging of soil, sand, gravel, or aggregate material of any kind;
2. The drainage or disturbance of the water level or water table;
3. The dumping, discharging or filling with any materials;
4. The driving of pilings;
5. The placing of obstructions; and

6. The destruction of plant life which would alter the character of a freshwater wetland, including the cutting of trees.

The act provides for twenty six (26) Statewide General Permits for certain types of regulated activities, subject to limitations. Regulated activities not covered by a Statewide General Permit would require an Individual Wetland Permit or Open Water Fill Permit.

As of July 1, 1989, the NJDEP imposed transition areas adjacent to freshwater wetlands. Prohibited activities in transition areas are as follows:

1. Removal, excavation or disturbance of the soil;
2. Dumping or filling with any materials;
3. Erection of structures;
4. Placement of pavements; and
5. Destruction of plant life which would alter the existing pattern of vegetation.

A transition area waiver may be applied for from the NJDEP as per N.J.A.C. 7:7A-7.1(c) in order to allow for the following:

1. A reduction in the width of the standard transition area;
2. A modification in the shape, but not the overall square footage, of the standard transition area through a transition area averaging plan;
3. A partial elimination of the standard transition area width along a portion of the freshwater wetland to allow special activities; and
4. A combination of 1, 2 and 3 above.

Resource Value Classification

The width of the transition area is based on the resource value classification of the wetlands. Resource value classifications and standard transition area widths are as follows:

- Exceptional resource value wetlands - 150 feet
- Intermediate resource value wetlands - 50 feet
- Ordinary resource value wetlands
State Open Waters

- No transition area

Exceptional resource value wetlands are defined as those which discharge into FW-1 or FW-2 trout production waters and their tributaries, or for which there is present a documented habitat for threatened or endangered species.

The presence of threatened or endangered species or habitat for such species is determined by the NJDEP during the Letter of Interpretation (LOI) review process. NJDEP rules regarding transition area requirements for freshwater wetlands, lists "Documented habitat of threatened or endangered species" as one criteria for defining exceptional value resource wetlands. According to the current New Jersey Freshwater Wetland Protection Act regulations, "Documented habitat for threatened or endangered species" means areas for which:

1. There is recorded evidence of past use by a threatened or endangered species of flora or fauna for breeding, resting, or feeding. Evidence of past use by a species may include, but is not limited to, sighting of the species, or of its sign (for example, skin, scat, shell, track, nest, herbarium records, etc.), as well as identification of its call; and
2. The Department makes the finding that the area remains suitable for use by the specific documented threatened or endangered species during the normal period(s) the species would use the habitat;

Wetlands of ordinary resource value are defined as those wetlands which are:

1. Isolated wetlands which are more than 50% surrounded by development, and less than 5,000 square feet in size;
2. Drainage ditches;
3. Swales; and
4. Detention facilities.

Wetlands not classified in either of the above categories are defined as wetlands of intermediate resource value.

The resource value for the wetlands will be determined by the NJDEP as part of the LOI process, however, a resource value of intermediate is anticipated.

BIBLIOGRAPHY

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Federal Interagency Committee for Wetland Delineation. 1989. Federal Manual for Identifying and Delineating Jurisdictional Wetlands. U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative technical publication.

Newcomb, Lawrence, Newcomb's Wildflower Guide, Little, Brown and Company, Boston, 1977.

New Jersey Department of Environmental Protection, Office of Land and Water Planning, October, 2016 (amended April 6, 2020), Surface Water Quality Standards, N.J.A.C. 7:9B.

NJDEP GIS, 2023

Petrides, George A. A Field Guide to Trees and Shrubs. Houghton, Mifflin Company, Boston, 1972.

U.S. Department of the Interior, 1954, Photorevised, 1981. "Ramsey, N.J.-N.Y. 7-1/2" Quadrangle", U.S. Geological Survey.

LOI-D Application: Block 313, Lot 14; Township of Wyckoff, Bergen County, N.J.

APPENDIX A

THREE PARAMETER DATA FORMS

**DATA FORM
ROUTINE ONSITE DETERMINATION METHOD**

Field Investigator(s): D. Krueger Date: 8-29-23
Project/Site: Block 313, Lot 14
State: New Jersey County: Bergen Applicant: Jane and Arthur Yeh
Municipality: Township of Wyckoff
Transect No. and Observation Point: T#1 OP#1
Atypical Situation? Yes: No: X
Notes: Near Point A-2

VEGETATION

<u>Dominant Plant Species</u>	<u>Indicator Status</u>	<u>Stratum</u>
1. Red Maple	FAC	Overstory
2. Green Ash	FACW	Understory
3. American Hornbeam	FAC	Understory
4. Bamboo	FACU	Overstory/Understory
5. Spicebush	FACW	Understory
6. Multiflora Rose	FACU	Groundcover
7. Stout Woodreed	FACW	Groundcover
8. Skunk Cabbage	OBL	Groundcover
9. Japanses Stilt Grass	FAC	Groundcover

Percent of dominant species that are OBL, FACW, and/or FAC: 78%
Is the Hydrophytic Vegetation Criterion Met? Yes: X No:
Rationale: >50% of dominant vegetation FAC or wetter

SOILS

Series/Phase: Udorthents, wet substratum-Urban land complex (Udwb)
Is the soil on the hydric soils list? Yes: X No: Undetermined:
Is this soil a Histosol? Yes: No: X Histic epipedon present? Yes: No: X
Is the soil Mottled? Yes: X No: Gleyed? Yes: No: X

<u>Depth</u>	<u>Munsell Reading</u>	<u>Munsell Reading</u>	<u>Contrast</u>	<u>Amount</u>
Matrix Color: <u>0-8"</u>	<u>7.5YR 4/1</u>	Mottles : <u>7.5YR 3/4</u>	<u>Prominent</u>	<u>10%</u>
Matrix Color: <u>8-18"</u>	<u>7.5YR 4/1</u>	Mottles : <u>7.5YR 5/6</u>	<u>Distinct</u>	<u>5%</u>

Other hydric soil indicators:
Is the hydric soil criterion met? Yes: X No:
Rationale: low chroma, redoximorphic features
Notes:

HYDROLOGY

Is the ground surface inundated? Yes: No: X Surface water depth: N/A
Is the soil saturated? Yes: X No: Depth to Saturation: 4"
Depth to free-standing water in pit/soil probe hole: 6"
List other field evidence of surface inundation or soil saturation: stained leaves, oxidized root channels drainage patterns
Is the wetland hydrology criterion met? Yes: X No:
Rationale: indicators present

JURISDICTIONAL DETERMINATION AND RATIONALE

Is this observation point a wetland? Yes: X No:
Rationale for Jurisdictional Determination: All three parameters present

**DATA FORM
ROUTINE ONSITE DETERMINATION METHOD**

Field Investigator(s): D. Krueger Date: 8-29-23
Project/Site: Block 313, Lot 14
State: New Jersey County: Bergen Applicant: Jane and Arthur Yeh
Municipality: Township of Wyckoff
Transect No. and Observation Point: T#1 OP#2
Atypical Situation? Yes: No: X
Notes: Near Point A-2

VEGETATION

<u>Dominant Plant Species</u>	<u>Indicator Status</u>	<u>Stratum</u>
1. Red Maple	FAC	Overstory
2. Norway Spruce	NL	Overstory
3. Gill-Over-The-Ground	FACU	Groundcover
4. Common Dandelion	FACU	Groundcover
5. Japanese Stilt Grass	FAC	Groundcover
6. Grasses	V	Groundcover

Percent of dominant species that are OBL, FACW, and/or FAC: 33%
Is the Hydrophytic Vegetation Criterion Met? Yes: No: X
Rationale: not >50% of dominant vegetation FAC or wetter

SOILS

Series/Phase: Udorthents, wet substratum-Urban land complex (Udwb)
Is the soil on the hydric soils list? Yes: X No: Undetermined:
Is this soil a Histosol? Yes: No: X Histic epipedon present? Yes: No: X
Is the soil Mottled? Yes: No: X Gleyed? Yes: No: X

<u>Depth</u>	<u>Munsell Reading</u>	<u>Munsell Reading</u>	<u>Contrast</u>	<u>Amount</u>
Matrix Color: <u>0-8"</u>	<u>10YR 3/3</u>	Mottles :	<u> </u>	<u> </u>
Matrix Color: <u>8-18"</u>	<u>7.5YR 4/3 & 7.5YR 4/4</u>	Mottles :	<u> </u>	<u> </u>

Other hydric soil indicators: no
Is the hydric soil criterion met? Yes: No: X
Rationale: high chromas
Notes:

HYDROLOGY

Is the ground surface inundated? Yes: No: X Surface water depth: N/A
Is the soil saturated? Yes: No: X Depth to Saturation: > 18"
Depth to free-standing water in pit/soil probe hole: > 18"
List other field evidence of surface inundation or soil saturation: None
Is the wetland hydrology criterion met? Yes: No: X
Rationale: indicators absent

JURISDICTIONAL DETERMINATION AND RATIONALE

Is this observation point a wetland? Yes: No: X
Rationale for Jurisdictional Determination: All three parameters absent

LOI-D Application: Block 313, Lot 14; Township of Wyckoff, Bergen County, N.J.

APPENDIX B

COLOR PHOTOGRAPHS



PHOTOGRAPH 1 – View of T1OP1 at A-2.



PHOTOGRAPH 2 – View of T1OP2 at A-2.



PHOTOGRAPH 3 –View of the wetlands at A-6.



PHOTOGRAPH 4 – View of the rear lawn area in the central portion of the property.



PHOTOGRAPH 5 – View of the patio area in the rear of the house.



PHOTOGRAPH 6 – View of the rear lawn area to the north of the house in the central portion of the site.



PHOTOGRAPH 7– View of the existing single-family dwelling and macadam driveway in the southern half of the site.

LOI-D Application: Block 313, Lot 14; Township of Wyckoff, Bergen County, N.J.

APPENDIX C

RESUME OF APPLICATION PREPARER



ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants



PROFESSIONAL EXPERIENCE AND QUALIFICATIONS OF:

DAVID C. KRUEGER, PRESIDENT
ENVIRONMENTAL TECHNOLOGY INC.
Wetland Scientist, Biologist, Regulatory Manager

EDUCATION

Rutgers University, Cook College, Bachelor of Science, Natural Resource Management,
New Brunswick, New Jersey

PROFESSIONAL QUALIFICATIONS:

President, Environmental Technology Inc., Chester, New Jersey. Over 35 years experience in environmental impact assessment, ecological studies and aquatic studies. Founded environmental consulting firm specializing in wetlands, regulatory compliance, and a variety of environmental assessment services.

Mr. Krueger's experience has included the identification of wetlands and all related research. Mr. Krueger is adept at the utilization of the Federal Manual for Identifying and Delineating Jurisdictional Wetlands as well as the U.S. Army Corps of Engineers Manual. Mr. Krueger is also certified by the U.S. Army Corps of Engineers as a Wetland Delineator after having passed both a written test and field examination. He is also acknowledged as a Professional Wetland Scientist by the Society of Wetland Scientists. Mr. Krueger has provided detailed wetlands delineations on sites ranging from less than one acre in size to those of over 1,500 acres. He is experienced in all facets of the permitting systems regarding wetlands for the State of New Jersey and the United States. He has formulated in depth reports for both the New Jersey Department of Environmental Protection as well as the U.S. Army Corps of Engineers.

Mr. Krueger's professional experience also includes aquatic ecosystem studies for both the public and private sector. Studies have been performed for the New Jersey Department of Transportation, the State of New Jersey as well as local municipalities. Studies have included benthic macroinvertebrate sampling; fish netting and trapping; electrofishing; water quality sampling; and laboratory analysis and evaluation. These studies have been prepared for future fisheries management, habitat analysis, environmental impact statements, major roadway construction, natural resource inventories and lake dredging.

Mr. Krueger has also prepared and directed the preparation of environmental impact statements for both the public and private sector. These reports have included the compilation of in-depth fieldwork and literature review to assess the existing

PROFESSIONAL QUALIFICATIONS (CONT.):

environmental conditions and expected impacts of a diversity of projects. These studies as well as other studies have been performed in New Jersey, New York, Pennsylvania and Massachusetts.

As president of Environmental Technology Inc., Mr. Krueger has provided expert testimony regarding wetland studies, aquatic studies, habitat assessment, environmental impact statements and wetland methodology. Mr. Krueger has been qualified as an expert witness before numerous municipal boards throughout New Jersey; Middlesex County Court and County Tax Courts.

CERTIFICATIONS

Professional Wetland Scientist, No. 000662, Society of Wetland Scientists Certification Program, Inc.

Certified Wetland Delineator, Department of the Army, Baltimore District, U.S. Army Corps of Engineers. Certificate No. WDCP94MD03101146B

PROFESSIONAL MEMBERSHIPS

Society of Wetland Scientists
Association of State Wetland Managers

CONTINUING PROFESSIONAL EDUCATION

Identifying New Jersey's Wetlands
Understanding Soil Conditions of Wetlands
Hydrology of Wetlands
Wetland Systems of the Northeast
Pocono Environmental Education Center-Plant Identification
Wetland Jurisdictional Determination Seminar
New Jersey Freshwater Wetlands Regulations
New Jersey Department of Environmental Protection Permit Seminar

ARTICLES

"What Impact Will the Newly Revised Freshwater Wetlands Regulations Have on New Jersey Development," Tri-State Real Estate Journal, April 24, 1992.

SELECTED PERMITTING/WETLAND STUDIES

- * 300 Acre Transit Village, North Brunswick, NJ, Wetlands Delineation, Permitting
- * Wireless Facility, Evesham Township, Burlington County, NJ
- * 250 acre parcel in Sparta, NJ – Residential development; Wetlands Delineation, Permitting
- * 250+ unit development in Chesterfield, NJ – Wetlands Delineation, Permitting
- * Wireless Facility, Pennsville Township, Salem County, NJ
- * Retail shopping center in Raritan, NJ – Wetlands Delineation, Permitting
- * Wireless Facility, Greenwich Township, Cumberland County, NJ
- * 500 acre golf course in Bedminster, NJ, Wetlands Delineation
- * Freezer Plan, Elizabeth/Linden, NJ, Waterfront Development, Wetlands Permitting
- * 150 acre parcel in Andover, NJ, - Residential development; Wetlands Delineation, Permitting
- * Large residential development in Montgomery, NJ – Wetlands Delineation, Permitting
- * 200 acre parcel in Alexandria, NJ, - Residential development, Wetlands Delineation, Permitting
- * Multi-unit townhouse development, Allendale, NJ – Wetlands Delineation, Permitting
- * 300+ unit residential development, Livingston, NJ – Wetlands Delineation, Permitting
- * Large retail development, Readington, NJ – Wetlands Delineation
- * Single family dwelling, Mendham, NJ – Wetlands Delineation, Permitting
- * Multi-family residential development, Florham Park, NJ – Wetlands Delineation, Permitting
- * Commercial development, Hope, NJ – Wetlands Delineation, Permitting
- * Sixteen lot residential subdivision in Mendham Township
- * Commercial redevelopment project in Readington Township
- * Seventeen lot residential subdivision in Mount Olive Township
- * Benthic Macroinvertebrate Study in Morris Township

SELECTED PERMITTING/WETLAND STUDIES (CONT)

- * Seventeen lot residential subdivision in Montgomery Township
- * Eight lot residential subdivision in Bernards Township

SELECTED ENVIRONMENTAL IMPACT ASSESMENTS/STATEMENTS

- * Black Oak Golf Course, Washington Township, Morris County, NJ
- * Thirty two lot residential subdivision in Andover Township, Sussex County, NJ
- * Walmart, Readington Township, Hunterdon County, NJ
- * Hotel Development, Rockaway Township, Morris County, NJ
- * Twenty seven lot residential subdivision in Andover Township, Sussex County, NJ
- * House of Worship, Readington Township
- * Residential Development, Berkeley Heights Township, Union County, NJ
- * 96 Unit apartment development, Haledon, NJ
- * 145 Unit high rise development, Bayonne, NJ
- * Eight lot residential subdivision, Freehold, NJ

EXPERT TESTIMONY

- * Andover Township Planning Board
- * Andover Township Board of Adjustment
- * Berkeley Heights Township Planning Board
- * Berkeley Heights Township Board of Adjustment
- * Bernards Township Planning Board
- * Bernards Township Board of Adjustment
- * Bernardsville Borough Board of Adjustment
- * Chester Township Planning Board
- * Chester Township Board of Adjustment
- * Dunellen Borough
- * Essex County Tax Court
- * Franklin Lakes Borough Planning Board
- * Franklin Lakes Borough Board of Adjustment
- * Franklin Township (Hunterdon Co.) Planning Board
- * Frelinghuysen Township Planning Board

EXPERT TESTIMONY (CONT.)

- *Greenwich Township Board of Adjustment.
- *Harding Township Board of Adjustment
- *Harding Township Planning Board & Environmental Commission
- *Holland Township Planning Board
- *Hope Township Planning Board
- *Hunterdon County Court
- *Jefferson Township Board of Adjustment
- *Kinnelon Borough Planning Board
- *Lafayette Township Planning Board
- *Lebanon Township Board of Adjustment
- *Long Hill Township Planning Board
- *Maurice River Township Land Use Board
- *Mendham Township Planning Board
- *Mendham Township Board of Adjustment
- *Mendham Borough Planning Board
- *Mendham Borough Board of Adjustment
- *Millburn Township Planning Board
- *Montvale Borough Planning Board
- *Morris County Tax Court
- *Morris Plains Borough Board of Adjustment
- *Mount Olive Township Planning Board
- *New Jersey Department of Environmental Protection, Public Hearing
- *New Providence Borough Planning Board
- *Newton Planning Board
- *Peapack-Gladstone Borough Planning Board
- *Pequannock Township Planning Board
- *Roxbury Township Planning Board
- *Roxbury Township Board of Adjustment
- *South Brunswick Township Board of Education
- *South Brunswick Township Board of Adjustment
- *Sparta Township Planning Board
- *Superior Court, County of Middlesex
- *Tewksbury Township Planning Board
- *Tinton Falls Borough Planning Board
- *Union Township Planning Board
- *Upper Saddle River Planning Board
- *Warren Township Board of Health
- *Warren Township Planning Board
- *Washington Township Board of Adjustment
- *Washington Township Planning Board
- *Watchung Borough Board of Adjustment
- *West Paterson Borough Planning Board
- *Wayne Township Planning Board
- *White Township Planning Board
- *Wyckoff Township Planning Board

LOI-D Application: Block 313, Lot 14; Township of Wyckoff, Bergen County, N.J.

APPENDIX D

PUBLIC NOTICE, PUBLIC NOTICE PLAN,
CERTIFIED LIST, AND CERTIFIED RECEIPTS



ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants



December 5, 2023

SENT VIA CERTIFIED MAIL

To: Property Owner or Interested Party

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Transition Area Waiver-Averaging Plan, General Permit 8- House additions,
And General Permit 11 – Outfalls and intake structures
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

Dear Property Owner or Interested Party:

This letter is to provide you with legal notification that applications for a Freshwater Wetlands Letter of Interpretation-Line Delineation, Transition Area Waiver-Averaging Plan, General Permit 8 – House additions and General Permit 11 – Outfalls and intake structures will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection (DLRP) for the project shown on the enclosed plans. A brief description of the proposed project follows:

The proposed project is the razing of an existing single-family dwelling and the subsequent construction of a new single-family dwelling, veranda, patio, and inground pool as well as subsurface stormwater structures, driveway, and other associated improvements. A portion of the proposed project referenced above (patio, veranda, inground pool, subsurface stormwater, and associated grading) is within wetland transition areas associated with on-site wetlands. The portion of the proposed project within transition areas requires authorization of the noted Transition Area Waiver-Averaging Plan, General Permit 8 – House additions, and the General Permit 11 – Outfalls and intake structures application from the DLRP. The Letter of Interpretation-Line Delineation is to verify wetland, State open waters, and/or transition area limits on the project site.

The complete permit application package can be reviewed at either the municipal clerk's office or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your comments within 15 calendar days of the receipt of this letter to:

Property Owner or Interested Party

December 5, 2023

Re: Applications for Freshwater Wetlands Letter of Interpretation-Line Delineation,
Transition Area Waiver-Averaging Plan, General Permit 8- House additions,
And General Permit 11 – Outfalls and intake structures
Applicant: Jane & Arthur Yeh
Subject Property: 459 Weymouth Drive
Block 313, Lot 14
Township of Wyckoff, Bergen County

If By Regular Mail:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Township of Wyckoff Supervisor

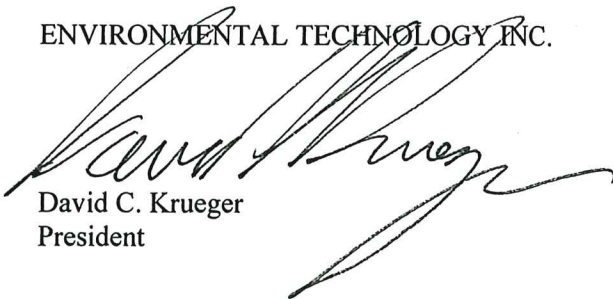
If by Hand Delivery, Courier Service or Overnight Delivery:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
501 East State Street
5 Station Plaza, 2nd Floor
Trenton, New Jersey 08609
Attn: Township of Wyckoff Supervisor

Please send the undersigned a copy of any comments you submit to the New Jersey Department of Environmental Protection. Please feel free to contact our office regarding this letter and its contents.

Very truly,

ENVIRONMENTAL TECHNOLOGY INC.



David C. Krueger
President

23134

Enclosures: 11" X 17" NJDEP Permitting Plan and LOI Plan (Double-Sided)

cc: w/encl: Jane and Arthur Yeh

NJDEP

Wyckoff Township Clerk, w/complete copy of application; Sent Via CMRRR

Property Owners Within 200' and Easement Holders; Sent Via CM

County Planning Board, Sent Via CM

Municipal Planning Board, Sent Via CM

Municipal Construction Official, Sent Via CM

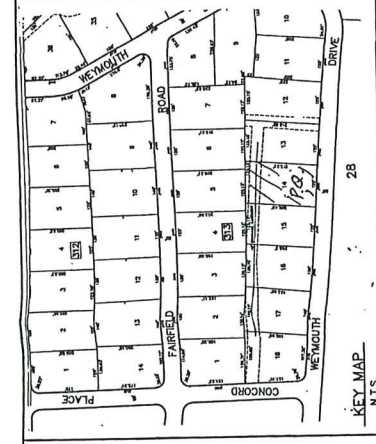
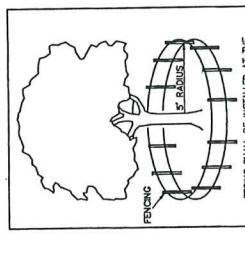
Municipal Environmental Commission, Sent Via CM

Bergen County Soil Conservation District

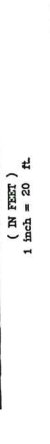
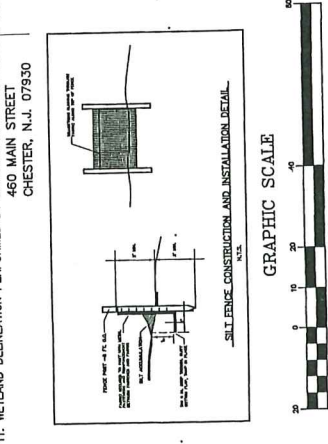
COVERAGE BREAKDOWN	
EXISTING	
HOUSE:	1,916 SF.
FRONT PORCH:	43 SF.
REAR PORCH:	37 SF.
BUILDING COVERAGE:	1,996 SF. (7.6%)
FRONT WALK:	212 SF.
REAR PATIO:	514 SF.
DRIVEWAY:	1,244 SF.
LOT COVERAGE:	3,968 SF. (15.1%)

COVERAGE BREAKDOWN	
REQUIREMENTS	
DWELLINGS:	3,331 SF.
FRONT PORCH:	112 SF.
REAR CVL VERANDA:	417 SF.
SIDE CVL PORCH:	22 SF.
FRONT WALK:	333 SF.
REAR WALK:	333 SF.
DRIVEWAY:	1,630 SF.
FRONT WALK:	307 SF.
R/ANCOVERED PATIO:	777 SF.
TOTAL LOT COVERAGE:	6,259 SF. 24.5%

COVERAGE BREAKDOWN	
PROPOSED - WITHOUT REPAIR & FENCE	
DWELLINGS:	3,331 SF.
FRONT PORCH:	112 SF.
REAR CVL VERANDA:	417 SF.
SIDE CVL PORCH:	22 SF.
FRONT WALK:	333 SF.
REAR WALK:	333 SF.
DRIVEWAY:	1,630 SF.
FRONT WALK:	307 SF.
R/ANCOVERED PATIO:	777 SF.
TOTAL LOT COVERAGE:	6,259 SF. 24.5%



- NOTES**
- ELEVATIONS SHOWN HEREON ARE IN THE USGS DATUM.
 - TOTAL LOT AREA: 28,195.4 SF. 0.60 AC.
 - REFERENCE MAP & DEED.
 - DEED BOOK 819; PAGE 460.
 - DEED RESTRICTIONS: NONE
 - PROPERTY LOCATED IN THE RA-25 ZONE.
 - ALL EXIST. UTILITIES TO REMAIN. ALL ELECTRIC, TELEPHONE & CABLE SERVICES TO BE INSTALLED UNDERGROUND.
 - THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS LOCATED IN AN URBAN REDEVELOPMENT AREA.
 - FIELD SURVEY PERFORMED BY THIS OFFICE ON 7/23/21.
 - INSTALLATION OF FENCING WITHIN WETLAND AREA WILL BE PLACED/INSTALLED BY HAND AND USE OF SOFT TRACK VEHICLES. CONTRACTOR SHALL PROVIDE ROOT PROTECTION MATTING WHEN WORKING WITHIN THE WETLAND.
 - WETLAND DELINEATION PERFORMED BY ENVIRONMENTAL TECHNOLOGY, INC. 460 MAIN STREET CHESTER, N.J. 07930

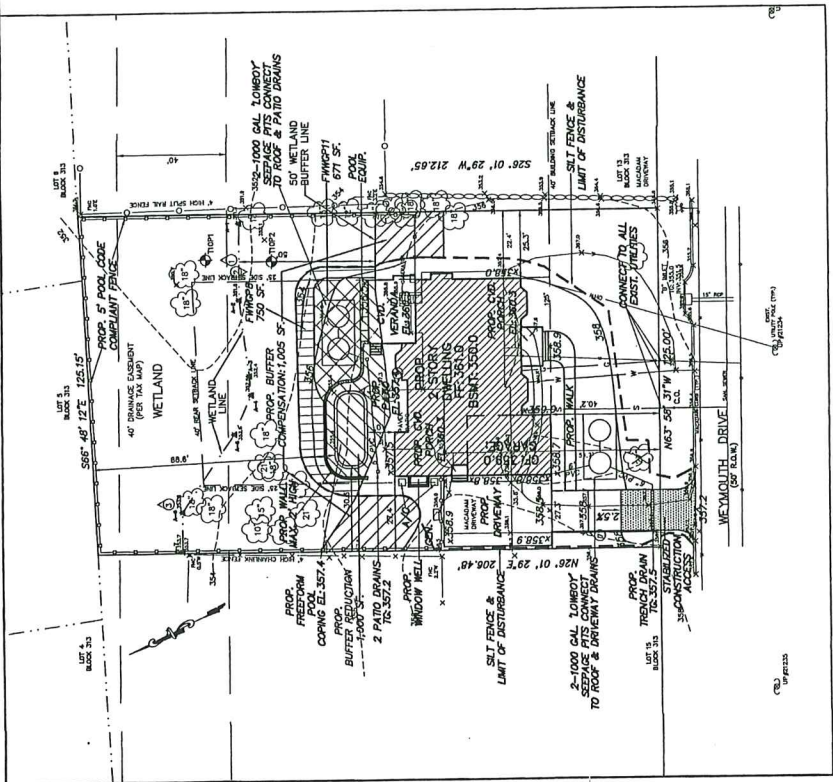


NJDEP PERMIT PLAN
SOIL EROSION AND SEDIMENT CONTROL PLAN

LOT 14, BLOCK 313
CURRENT TAX ASSESSMENT MAP NO. 2.6
459 WEYMOUTH DRIVE
TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

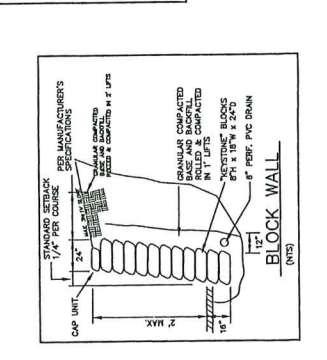
SCALE: DRAWN BY: JDL DATE: 9/11/23 JOB: NO. 2022289 SHEET: 1 OF 1
1"=30' CHECKED BY: RJM

OWNER: **ROBERT J. WEISSMAN, P.E. & L.S.**
WEISSMAN ENGINEERING CO., P.C.
686 GODWIN AVE. SUITE 102
WYCKOFF, NJ 07481
Tel: (201) 445-0463
E-mail: info@weissmanengineering.com
CERTIFICATION OF AUTHORIZATION # 2464292680



WETLANDS LEGEND
PHOTOGRAPH LOCATION AND DIRECTION - (P) - (T) - (P)

TRANSECT WITH OBSERVATION POINT (EX-TUP1)



STANDARD CONSTRUCTION SCHEDULE

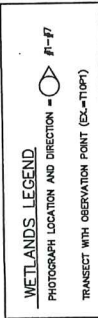
- INSTALL ALL SILT FENCING AND WATER TRAPPING STRIP & INLET FILTERS. CLEAR TREES AS APPROVED BY BOROUGH.
- REMOVE ALL EXISTING DRIVEWAYS, SIDEWALKS, PATIOS, AND DRIVEWAYS. STABILIZE EXPOSED AREAS WITH TOPSOIL AND TEMPORARILY SEED SAME.
- EXCAVATE FOR AND INSTALL ALL FOUNDATION FOR DWELLING.
- INSTALL ALL UNDERGROUND UTILITIES.
- CONSTRUCT DWELLING AS REQUIRED.
- EXCAVATE AND INSTALL ALL FOUNDATION FOR GARAGE.
- UNIFORMLY APPLY TOPSOIL TO AN AVERAGE DEPTH OF 5". MINIMUM OF 4".
- SEED AND WATER ALL CONSTRUCTION & DEMOLITION AREAS. MAINTAIN SOIL COVER AND PROTECT EXPOSED AREAS TO REMAIN TO DESIGN OR BROWN, OR BROWN, OR BROWN.

OWNER/APPLICANT:
MR. & MRS. YEHE
11 BIRCH LANE
LIVINGSTON, N.J.

LEGEND: DATE, CONTINUED, PROJECT NO., PROJECT ADDRESS, DATE TO BE REMOVED, DATE TO BE REMOVED, DATE TO BE REMOVED, DATE TO BE REMOVED.

NOTES

1. LOT AREA: 26,195 S.F. 0.60 Ac.
2. CONTOURS SHOWN HEREON ARE IN USGS DATUM.
3. REFERENCE MAPS:
FILED MAP # 8470
4. DEED RESTRICTIONS: NONE
5. WETLAND DELINEATION PERFORMED BY ENVIRONMENTAL TECHNOLOGY, INC.
460 MAIN STREET
CHESTER, N.J. 07930



GRAPHIC SCALE



LOI PLAN

LOT 14, BLOCK 313

CURRENT TAX ASSESSMENT MAP NO. 28

459 WEYMOUTH DRIVE

TOWNSHIP OF WYCKOFF, BERGEN COUNTY, NEW JERSEY

SCALE: DRAFTED BY: R.M. DATE: 10/25/23 JOB NO. 23020100 SHEET: 1 OF 1

CHECKED BY: R.M. DATE: 10/25/23 JOB NO. 23020100 SHEET: 1 OF 1

ROBERT J. WEISSMAN, P.E. & L.S.

PROFESSIONAL ENGINEER AND LAND SURVEYOR

686 COWAN AVENUE, MIDLAND PARK, NJ 07432

VOICE: (201) 442-2998 FAX: (201) 442-0463

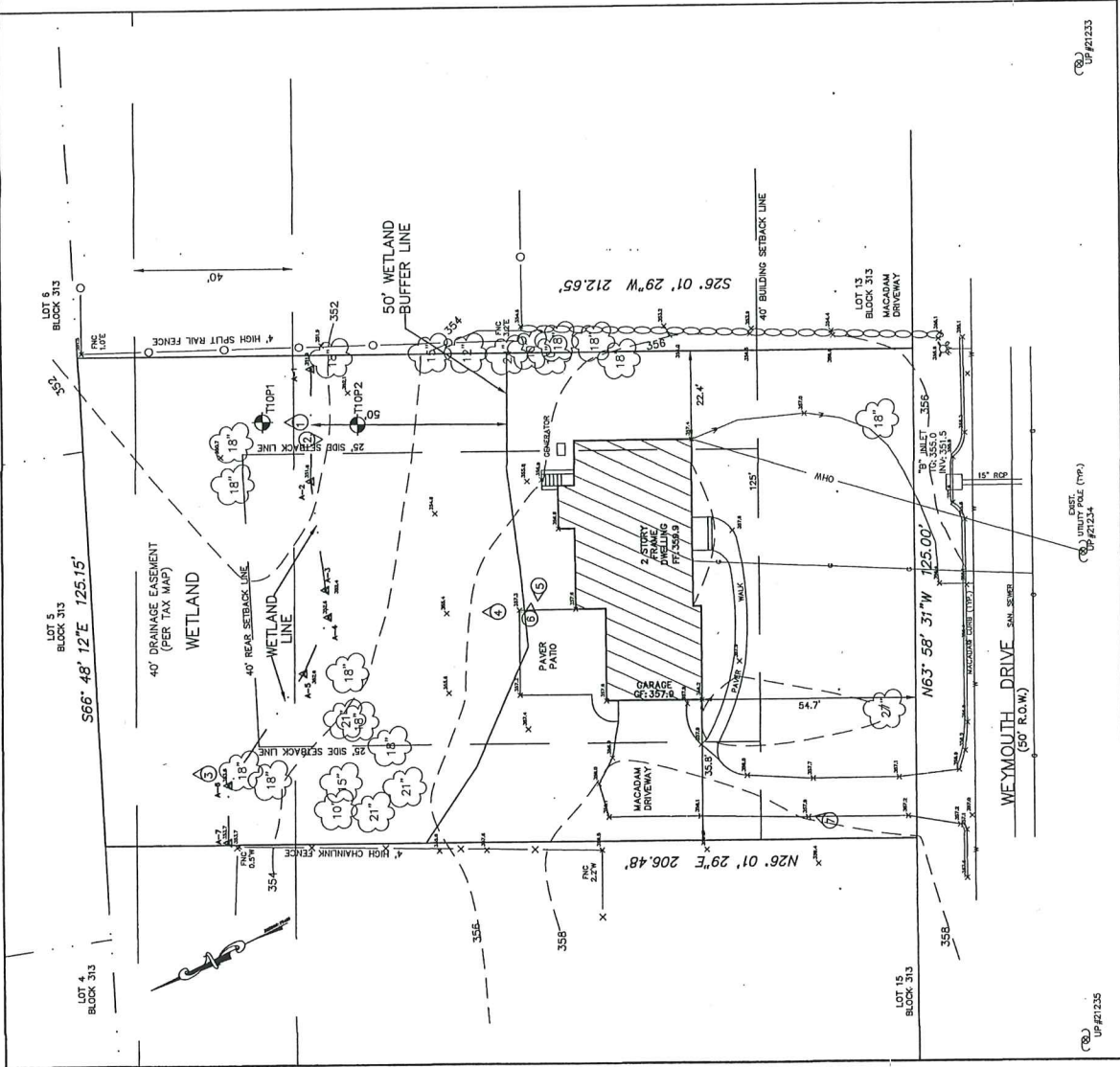
CERTIFICATION OF AUTHORIZATION # 246427926800



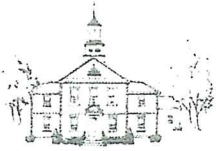
N.J. P.E. & L.S. LIC. NO. 29,624

ALL WRITTEN VALUES AND DIRECTIONS NOT TO SET CORNER MARKERS HAVE BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:40-5.1(f)

NO.	DATE	DESCRIPTION	BY



THIS SURVEY IS CERTIFIED AS BEING ACCURATE AND CORRECT TO:
DR. YE H



TOWNSHIP OF WYCKOFF
MEMORIAL TOWN HALL - 340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY 07481-1907
TEL: 201-891-7000 FAX: 201-891-9359

October 18, 2023

Environmental Technology Inc.
460 Main Street
Chester, NJ 07930

Re: Block 313 Lot 14
459 Weymouth Drive
Wyckoff, N.J. 07481

To Whom It May Concern:

Please see enclosed list of local Utility Companies as per your request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Maureen Mitchell", is written over the typed name.

Maureen Mitchell
Township of Wyckoff
Land Use Administrator
201-891-7000 ext. #1170
planningboard@wyckoff-nj.com

OWNER & ADDRESS REPORT

WYCKOFF

459 WEYMOUTH DRIVE
BLOCK 314 LOT 14

09/07/23 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
313	4		2	O'BRIEN, ROSEMARY ANN 466 FAIRFIELD RD WYCKOFF, NJ 07481	466 FAIRFIELD RD	
314	16		2	TURNURE, CHRISTOPHER 472 WEYMOUTH DR WYCKOFF, NJ 07481	472 WEYMOUTH DR	
313	15		2	RIGBY, KEVIN T & MARY G 465 WEYMOUTH DR WYCKOFF, NJ 07481	465 WEYMOUTH DR	
313	12		2	LAURETTA, RAPHAEL & PATRIZIA 451 WEYMOUTH DR WYCKOFF, NJ 07481	451 WEYMOUTH DR	
314	17		2	KELLEY, DAVID & CATHERINE 468 WEYMOUTH DR WYCKOFF, N J 07481	468 WEYMOUTH DR	
314	20		2	GIOSEFFI, RACHEL MOLLY & ALEX 452 WEYMOUTH DR WYCKOFF, NJ 07481	452 WEYMOUTH DR	
313	16		2	LOH, DENNIS Y. & HEIDI P. 469 WEYMOUTH DRIVE WYCKOFF, NJ 07481	469 WEYMOUTH DR	
313	5		2	HEINSIMER, MATTHEW JOSEPH ETAL 460 FAIRFIELD RD WYCKOFF, NJ 07481	460 FAIRFIELD RD	
313	3		2	DEVINCENTIS, MARK R & CATHERINE A 470 FAIRFIELD RD WYCKOFF, NJ 07481	470 FAIRFIELD RD	
314	18		2	BIZZOCO, GUY T & ALLISON S 464 WEYMOUTH DR WYCKOFF, NJ 07481	464 WEYMOUTH DR	
314	21		2	SNEYERS, JOSEPH & AMY 448 WEYMOUTH DR WYCKOFF, NJ 07481	448 WEYMOUTH DR	
314	19		2	RESCH, JOHN 458 WEYMOUTH DR WYCKOFF, NJ 07481	458 WEYMOUTH DR	
313	13		2	MONAHAN, FRANCIS H & M LOIS 455 WEYMOUTH DR WYCKOFF, N J 07481	455 WEYMOUTH DR	
313	6		2	LISECKI, RICHARD (V) & NADINE 456 FAIRFIELD RD WYCKOFF, N J 07481	456 FAIRFIELD RD	
313	7		2	BECKER, DANIEL & SHARI 452 FAIRFIELD RD WYCKOFF, NJ 07481	452 FAIRFIELD RD	

23134

UTILITIES

NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY
Attention: Superintendent
30 Wyckoff Avenue
Waldwick, NJ 07463

RIDGEWOOD WATER DEPARTMENT
Attention: Director
131 North Maple Avenue
Ridgewood, NJ 07450

CABLEVISION OF OAKLAND
Attention: Vice President Public Affairs
40 Potash Road
Oakland, NJ 07436

ORANGE & ROCKLAND UTILITIES
Attention: Stephen Prall
500 Route 208
Monroe, NY 10950

PUBLIC SERVICE ELECTRIC & GAS
Attention: Michael Flannelly
20 Van Vooren Drive
Oakland NJ 07436

BERGEN COUNTY PLANNING BOARD
1 Bergen County Plaza - 4th Floor
Hackensack, NJ 07601-7076

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Bergen County Planning Board
One Bergen County Plaza, 4th Floor
Hackensack, NJ 07601

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Bergen County Soil Conservation District
700 Kinderkamack Road, Suite 106
Oradell, NJ 07649

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Wyckoff Township Environmental Commission
Memorial Town Hall
340 Franklin Avenue, Scott Plaza
Wyckoff, NJ 07481-1907

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Wyckoff Township Construction Official
Memorial Town Hall
340 Franklin Avenue, Scott Plaza
Wyckoff, NJ 07481-1907

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Memorial Town Hall
340 Franklin Avenue, Scott Plaza
Wyckoff, NJ 07481-1907

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Northwest Bergen County Utilities Authority
Attn: Superintendent
30 Wyckoff Avenue
Waldwick, NJ 07463

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Ridgewood Water Department
Attn: Director
131 North Maple Avenue
Ridgewood, NJ 07450

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Cablevision of Oakland
Attn: Vice President Public Affairs
40 Potash Road
Oakland, NJ 07436

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Orange & Rockland Utilities
Attn: Stephen Prall
500 Route 208
Monroe, NY 10950

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PSE&G
Attn: Michael Flannelly
20 Van Vooren Drive
Oakland, NJ 07436

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Rosemary Ann O'Brien
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Wyckoff, NJ 07481

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Raphael & Patrizia Lauretta
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Wyckoff, NJ 07481

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Kevin T & Mary G Rigby
465 Weymouth Dr
Wyckoff, NJ 07481

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Christopher Turnure
472 Weymouth Dr
Wyckoff, NJ 07481

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Rachel Molly & Alex Gioseffi
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Mathew Joseph Heinsimer, et al.
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Francis H & M Lols Monahan
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John Resch
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Daniel & Shari Becker
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Richard (V) & Nadine Lise
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APPENDIX E

**TOPOGRAPHIC SURVEY INCLUDING SURVEYED
WETLAND LINE, LOCATION OF OBSERVATION
POINTS AND PHOTOGRAPH LOCATIONS**