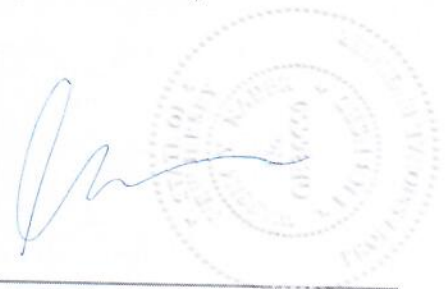


# WETLANDS TRANSITION AREA AVERAGING PLAN FOR CANTERBURY DEVELOPMENT

BLOCK 320, LOTS 10.03 & 10.04  
204 Maple Ave, Wyckoff Township, Bergen County, New Jersey

Prepared By:  
The Nader Group, LLC  
111 Mill Street, Hackettstown, NJ 07840  
June 9, 2022



Wassim Y. Nader, PE  
NJ License No. 24GE003665000

# CANTERBURY DEVELOPMENT TRANSITION AREA AVERAGING PLAN

## TABLE OF CONTENTS

- I. Introduction .....Page 2
- II. Wetlands Transition Area Averaging Plan Overview/Checklist.....Page 3

## I. INTRODUCTION

Lots 10.03 and 10.04 Block 320 in the Township of Wyckoff have been undeveloped for decades. Aside from the ruins of a previous recreational area, no other man made features exist on the lots. The lots slope downward to the north where a brook (Goffle Brook) flows from west to east through the property. The site is bounded on the west, south and east by single family homes, and to the north by a railroad right of way.

Wetlands exist on site and are associated with the brook and low areas. For the purposes of this application it is assumed that the wetland areas will be classified as exceptional resource value, and will require a 150' wetland transition area. A 50' riparian buffer is assumed along the brook since the brook is classified as FW2-NT. Note that a wetlands letter of interpretation is pending with the department for these properties as file number 0270-04-0008.1.

The proposed project is to develop lot 10.03 with a new multifamily development. The new development will include 61 residential units in three four story buildings. Parking will be provided at the ground floor of each building to reduce the amount of proposed surface parking and motor vehicle surface. The site will be served by municipal water and sewer. The proposed sanitary sewer line will cross lot 10.04 in an easement and connect to an existing sanitary sewer line that runs in a northerly direction towards the western end of lot 10.04.

The proposed construction of the property will impact wetland and riparian buffer areas, and it is for this reason that permit applications are being made to the Department.

Note that the proposed project is classified as a major development under NJAC 7:8. This is because over an acre of disturbance is proposed for construction. Both motor vehicle area and impervious area will be increased on site after construction.

The proposed development takes advantage of the permitted transition area averaging plan in order to site the stormwater management basin at the lowest developable part of the site. The averaging plan also permits the construction of a fire lane that circulates around the proposed buildings. Ample area is available for compensation of the encroachment areas adjacent to the same wetlands for compensation, as required by the regulations.

The purpose of this report is to demonstrate that the proposed improvements comply with the NJDEP Freshwater Wetlands Act Rules, N.J.A.C. 7:7a, and that the material submitted with this application satisfy the application checklist requirements for a Wetlands Transition Area Averaging Plan.

Following is a description of the documentation provided to satisfy the checklist for this Wetland Transition Area Averaging Plan Application.

## II. WETLAND TRANSITION AREA AVERAGING PLAN APPLICATION OVERVIEW AND CHECKLIST COMPLIANCE

The narrative below follows the Wetlands General Permit checklist and explains the application contents provided to meet each requirement.

1. Completed Property Owner Certification Form

**The completed Property Owner Certification Form has been uploaded as required.**

2. Documentation of Notice of this Application in Accordance with NJAC 7:7A-17

**All notice documentation has been provided. The white certified mail receipt for the Wyckoff Township municipal clerk is provided as required. Also included is proof of the required notice to:**

- a. Wyckoff Township Construction Official
- b. The Wyckoff Township Environmental Commission
- c. The Wyckoff Township Planning Board
- d. The Bergen County Planning Board
- e. Bergen County Soil Conservation District
- f. Adjacent Property Owners in accordance with certified lists of owners within 200 feet.

**Please note that newspaper notice is not required as the proposed project is not one of the types of projects listed in NJAC 7:7A-17.4.**

3. Application Fee

**The application fee as specified on the application form is included with this application and was submitted attached to the application form as required.**

4. Site Plans

**The latest Site Plan for the project is submitted as part of this updated submission. In addition to the information below, the Site Plans depict the proposed regulated activities within the wetlands and transition area.**

i. Existing features

- a. Lot lines and right of way lines,
- b. Wetlands delineation, transition areas and State Open Waters are indicated in accordance with field delineation prepared by The Nader Group.
- c. Land cover and vegetation for the existing and proposed conditions

ii. All proposed improvements and regulated activities

- a. Change in Lot Lines- Lots 10.03 and 10.04 have been formed by minor subdivision and retractment survey.

- b. Location of wetland area that will be disturbed is shown on sheet C-400 of the enclosed drainage improvement plan.
  - c. The size, location and detail of the proposed stormwater outfall are shown on the utility plan and erosion control plan, sheets C-400 and C-500
  - d. The proposed stormwater outfalls are shown on sheets C-400 and C-500 No intake structures are proposed with this application.
  - e. Soil planting and stabilization measures are included with the soil erosion and sediment control details.
- iii. Existing and proposed topography is shown on the Existing Conditions Plan and Grading Plan. The elevations values are shown in NAVD88.
  - iv. Proposed Soil Erosion and Sediment Control Measures are depicted on the Soil Erosion and Sediment Control plan.

5. Color Photographs

A gallery of color photographs is included as part of this application.

6. Compliance Statement:

Following is a compliance statement as required by the Transition Area Averaging Plan Checklist:

- i. The total square footage of the standard transition area, determined in accordance with N.J.A.C. 7:7A-3.3;  
**The total square footage of the standard transition area is: 844,794sf**
- ii. The total square footage of transition area to be disturbed by the proposed project, including grading;  
**The total square footage of the disturbed transition area is: 72,300sf**
- iii. The total square footage by which the transition area will be reduced, and the total square footage of increased transition area which will be provided in compensation for the reduction;  
**Total Square Footage of TA reduction: 40,233sf**  
**Total Square Footage of TA Compensation: 45,235sf**
- iv. If the site is located in a municipality with the endangered plant known as swamp pink (*Helonias bullata*), which are listed in Known Locations of Swamp Pink in NJ, a signed statement from the applicant certifying that the proposed activities will not result in any direct or indirect adverse impacts to swamp pink or its documented habitat;  
**The site is not in a municipality identified as a known location of Swamp Pink**
- v. If the site is located in a municipality with the endangered bog turtle (these municipalities are listed in Known Locations of Bog Turtles in NJ), a

signed statement from the applicant, certifying that the proposed activities will not result in any direct or indirect adverse impacts to bog turtles or to their documented habitat;

**Wyckoff Township is not listed as a known location of bog turtles.**

- vi. If the site is located in an area designated a Wild and Scenic River, or under study for such designation, a letter from the National Park Service approving the proposed activities;

**Goffle Brook is not designated as a wild and scenic River.**

- vii. If the application reflects any of the characteristics at N.J.A.C. 7:7A-19.5(l), a Phase IA historical and archaeological survey, and an architectural survey, defined at N.J.A.C. 7:7A-1.3; and

**The site has no historic or architectural features.**

- viii. A copy of the deed and/or other legal documents pertaining to the site.  
**A deed for the property has been included in this application.**

7. Color copies of the following maps:

- i. The tax map for the property;
- ii. A copy of the portion of the county road map showing the property location; and
- iii. A copy of the USGS quad map(s) that includes the site, with the site clearly outlined to scale.

**The information required above is included with this submission.**

8. Location of wetlands: The location of wetlands has been provided through:

**The wetland information shown on these application documents is depicted as shown on a previous delineation in 2006. The applicant currently has a pending application to the Department for an LOI. This application is NJDEP file number 0270-04-0008.1 and is pending approval from the department.**

9. Calculations and analyses:

- i. If the project is a major development as defined by N.J.A.C. 7:8-1.2, a demonstration of compliance with the requirements of the Stormwater Management Rules, N.J.A.C. 7:8.

All calculations or analyses submitted as part of an application must include the certification set forth at N.J.A.C. 7:7-23.2(j). Any necessary stormwater calculations must be signed and sealed by a New Jersey licensed professional engineer.

**As the proposed project is classified as a Major Development, a stormwater management plan as required by NJAC 7:8 is included with this submission.**

10. Natural Heritage Program Letter:

A copy of an NJDEP, Office of Natural Lands Management Natural Heritage Database data request response for endangered or threatened species of flora or fauna, including a Landscape Map report, if available

**This information was included in the application for the LOI, file 0270-04-0008.1. A new report has also been requested from the department.**

11. Additional requirements:

- i. Highlands applicability determination (highlands exemption) – applies only if the project is located within the Highlands Preservation Area  
**The project is not in the highlands areas.**
- ii. Conservation restriction – applies only if the proposed project is subject to an existing conservation restriction  
**The property is not subject to an existing conservation restriction.**