

Service Information

Service ID: 1577629

Service Type: Apply for a Land Use Authorization or Permit - Land Use Authorization or Permit

Service Name/PI Name: LONGBRIDGE ESTATES

Service Comments: R&M Development, LLC is proposing Longbridge Estates, a senior citizen housing development in Hainesport Township, Burlington County. Proposed improvements include 41 detached single family homes, paved roads, curbs, sidewalks, stormwater management facilities, sanitary sewer facilities, potable water facilities and miscellaneous site improvements.

Created On: 07/10/2023

Project Description

Do you know what permit you are applying for? **Yes**

Is this permit/authorization application filed as a follow-up to an Emergency Authorization issued by the Division of Land Resource Protection? **No**

Is the proposed project for linear development? **No**

Is this application for aquaculture, dredging, or an offshore energy project, and is located exclusively in one of the following waterbodies? **No**

Arthur Kill River
Atlantic Ocean
Delaware Bay
Delaware River including Logan Twp (Gloucester County) and points south
Hudson River
Kill Van Kull River
Raritan Bay
Sandy Hook Bay
Upper New York Bay

Project Description:

Briefly describe the proposed activities to be conducted within areas regulated by the Division of Land Use Regulation (DLUR).

As part of the stormwater management design, a stormwater outfall is proposed and will discharge to the South Branch Rancocas Creek. The stormwater outfall and associated stabilization is above the MHWL but the activities are within 100 feet of the MHWL, therefore the improvements are within the coastal zone.

Have any Land Use permits been issued for this site?

Yes

Please list all File Numbers:

File #
0316-20-0006.1

Is the proposed project located in the Meadowlands District, the Highlands, or the Pinelands?

No

Site Information

Location Address: 60 Bancroft Lane
Hainesport Twp,NJ 08036

Location Description: No location description provided.

County: Burlington

Municipality: Hainesport Twp

Coordinates: 400898.69,416068.09 - 01 - NJ State Plane (NAD83) - USFEET

Block and Lot:

Block	Lot	County	Municipality
100	8.02	Burlington	Hainesport Twp
100	8.03	Burlington	Hainesport Twp
100	9	Burlington	Hainesport Twp
100	10	Burlington	Hainesport Twp

Permit Scope - General

Is the applicant or co-applicant a public entity?

No

Stormwater

Does the entire proposed project meet the definition of a "**major development**" pursuant to the Stormwater Management rules at N.J.A.C. 7:8-1.2?

Yes

Is this application solely for a freshwater wetlands general permit?

No

Stormwater Exemption Questions

Is the proposed project for the construction of an underground utility line and will all disturbed areas be revegetated upon completion of the project?

No

Is the proposed project for the construction of an aboveground utility line and are the existing conditions

No

maintained to the maximum extent practicable?

Is the proposed project for the construction of a public pedestrian access, such as a sidewalk or trail made of permeable material, with a maximum width of 14 feet? **No**

As shown in the table below, the questions in this section relate to three topics: groundwater recharge, quantity of runoff, and water quality. The questions posed for each topic will help determine if there will be any additional fees for the review of Stormwater calculations. You will have to answer at least the first question under each topic.

Groundwater Recharge

Is the proposed project within an "Urban Redevelopment Area" as defined in the Stormwater Management rules pursuant to N.J.A.C. 7:8-1.2? **No**

Does the project include any of the following areas/scenarios? **No**
Areas of high pollutant loading;
Areas of hazardous material > reportable quantities;
Areas where recharge is inconsistent with a remedial action workplan or a Department approved landfill closure plan;
Areas with high risk of toxic material spills; or
Industrial stormwater exposed to source material

You will be required to enter the number of acres disturbed for the row "Review of Groundwater Recharge Calculations" in the table. Additional fees will apply for this row. You may then move on to the runoff quantity questions.

Runoff Quantity

Is the project located in a tidal flood hazard area? **Yes**

Will the project result in any additional flood damage below the point of discharge of the major development pursuant to N.J.A.C. 7:8-5.6(b)4? **No**

Water Quality

Will the proposed project create/increase the "regulated impervious surface", "regulated motor vehicle surface" or include a combination of the two that exceeds an area of one-quarter acre or more? **Yes**

Stormwater Fee Calculation Table

Please complete the following table to calculate the appropriate fee. If a portion of your project is exempted, do not include the number of acres disturbed for the exemption portion of the proposed project. All acre values may be entered as a decimal number. The values entered will be adjusted up to the nearest whole number, placed within the "# of Acres for Fee Calculation" column, and will be used to calculate the fee. Please be advised, some fields in the table below may be grayed out based on the responses to the 'Groundwater Recharge', 'Runoff Quantity', and 'Water Quality' questions above.

Calculation Type	# of Acres Disturbed	# of Acres of Regulated Motor Vehicle Surface	# of Acres for Fee Calculation	Plus Additive (multiplying Acres by \$250)
Review of Groundwater Recharge Calculations	10.14	N/A	11	\$2,750
Review of Runoff Quantity Calculations		N/A	0	\$0
Review of Water Quality Calculations	N/A	4.31	5	\$1,250
			Additive Total	\$4,000
			Base Fee	\$3,000
			Total for Stormwater Review Fee (Fee cap, \$20,000)	\$7,000

Permit Type Selection

Are you applying for a Coastal Permit? **Yes**

Are you applying for a Flood Hazard Permit and/or Verification? **No**

Are you applying for a Freshwater Wetlands Permit? **No**

Permit Details - General

Is the applicant the sole owner of all properties, including easements and rights-of-way, where the project is proposed? **No**

Have ALL owners of each property, including easements and rights-of-way, where the project is proposed signed a Property Owner Certification Form consenting to the construction of the project on their property? **Yes**

Gas Pipeline:

Does the proposed project include the construction of a gas pipeline? **No**

Watershed Management Area:

Enter the Watershed information for all watershed area(s) where the proposed project is located:

Watershed Management Area	Watershed	Sub-Watershed	Name	Class	Type
Rancocas Creek	Rancocas Creek SB (below Bobbys Run)	Rancocas Creek SB (Rt 38 to Bobbys Run)	South Branch Rancocas Creek	FW2-NT Non-trout	Other

Riparian Zone

Is the proposed project located within 300 ft. of a regulated water body? **Yes**

Is the proposed project located in a riparian zone as defined in the Flood Hazard Area Control Act Rules (N.J.A.C 7:13) or the Coastal Zone Management Rules (N.J.A.C 7:7)? **Yes**

As accurately as possible, please select the width of the most conservative Riparian Zone on the site: **50 Feet**

Based on the estimated riparian zone width that you determined, specify the square footage of riparian zone vegetation that will be disturbed by the proposed project. **0 Sq. Ft. - 0 Acres**

Provide the name of the report and relevant page(s) documenting the proposed project's compliance with the "Requirements for a regulated activity in a riparian zone", in the Flood Hazard Area Control Rules.

Name of Report	Page #(s) in Report
Waterfront Development Individual Permit Compliance Report	4-5

Site Plans Requiring Elevation Measurements

Do the site plans reference the National Geodetic Vertical Datum of 1929 (NGVD29)? **N/A**

Endangered and Threatened Species Evaluations

Has 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, been obtained for the proposed project? **No**

Provide the page #(s) of the report that documents the required evaluation of the proposed project with respect to endangered and threatened species:

Name of Report	Page #(s) in Report
Waterfront Development Individual Compliance Report	2-3

Mitigation

Does the proposed project require mitigation? **No**

Conservation Restrictions

Is any portion of the site subject to an existing conservation restriction? **No**

Permit Scope - Coastal

Select all Permit Types that apply:

Permit Type	Fee (before fee cap applied)
Individual Permit-WFD Residential Dev (not SFH/Duplex) Landward	\$123,000

For work proposed under the CAFRA or WFD Residential Development (not SFH/Duplex) application, how many units does the project include? **41**

Coastal Group Fee Description	Fee
All CAFRA Individual Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$0
All Waterfront Development (WFD) Landward Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$30,000
All Waterfront Development (WFD) Waterward MHWL Permits (not SFH/Duplex) (Fee cap, \$30,000)	\$0

Permit Details - Coastal

All Coastal Applications (Both IPs and GPs)

Does the proposed project site contain any areas of mapped coastal wetlands? **No**

Are you proposing activities below the mean high water line (MHWL) or in areas formerly flowed by the tide? **No**

Is the proposed project subject to compliance with the impervious and vegetative cover requirements referenced in the Coastal Zone Management Rules at N.J.A.C. 7:7? **Yes**

Impervious Cover Calculations	Sq. Feet	Acres
Total Site Square Footage	778400	17.87
Total Square Footage of Special Areas on Site	0	0
Existing Impervious Cover on Site	0	0
Proposed Impervious Cover on Site	187700	4.309
Proposed Tree Preservation	345000	7.92

Contacts

Name: Chris Aivazaglou
Title:
Contact Type: Applicant
Organization Name: R&M Development
Organization Type: LLC
E-Mail: xxxxxxxx@xxxxx.xxx
Phone: (305) 962-0550 (Other)
Contact Address: 322 Wyndmoor Lane
Huntington Valley, Pennsylvania 19006

Name: Chris Aivazaglou
Title:
Contact Type: Property Owner
Organization Name: R&M Development
Organization Type: LLC
E-Mail: xxxxxxxx@xxxxx.xxx
Phone: (305) 962-0550 (Other)
Contact Address: 322 Wyndmoor Lane
Huntington Valley, Pennsylvania 19006

Name: Paula Kosko
Title:
Contact Type: Municipal Clerk
Organization Name: Hainesport Township
Organization Type: County/Municipal
E-Mail: xxxxxx@xxxxxxxxxxxxxxxxxxx.xxx
Phone: (609) 267-2730 x100 (Work Phone Number)
Contact Address: One Hainesport Centre
Hainesport (Burlington), New Jersey 08036

Name: Joanne Schwartz
Title:
Contact Type: County Clerk
Organization Name: Burlington County
Organization Type: County
E-Mail: xxxxxxxxxxxx@xx.xxxxxxxxxx.xx.xx
Phone: (609) 265-5122 (Work Phone Number)
Contact Address: 50 Rancocas Road, 3rd Floor
P.O. Box 6000
Mount Holly (Burlington), New Jersey 08060

Name: James Mellett
Title:
Contact Type: Agent
Organization Name: Churchill Consulting Engineers
Organization Type: Corporation
E-Mail: xxxx@xxxxxxxxxxxxxxxxxxx.xxx
Phone: (856) 809-4250 (Work Phone Number)
Contact Address: 344 N Route 73
Berlin, New Jersey 08009

Uploaded Attachments

Attachment Type	Attachment Description	File Name
Environmental Report with Site Location Maps	Environmental Report with Site Location Maps	2023-07-14-Longbridge Estates-Rpt-WFD IP.pdf
Site Plans	Site Plans	Longbridge - Construction Plans.pdf
Color Photos and Photo Location Map	Color Photos and Photo Location Map	2023-07-14-Longbridge Estates-Rpt-WFD IP.pdf
Public Notice Form	Public Notice Form	2023-07-14-Longbridge Estates - Public Notification Report.pdf
Property Owners Certification Form	Property Owners Certification Form	Property Owner Certification Form - Signed.pdf
Engineering Report	Engineering Report	Stormwater Management Report Dia Seniors Rev 7-14-2023.pdf
Stormwater Report and Plans	Stormwater Report and Plans	R&M Development Stormwater Maintenance Plan.pdf
Impervious Cover and Vegetative Cover Calculations	Impervious Cover and Vegetative Cover Calculations	Impervious & Vegetative Cover Calculations.pdf
Site Plans	Site Plans	Longbridge - DEP Water Dev Ind Permit 7-13-23.pdf
Other	Cover Letter	2023-07-14 - NJDEP Trans. Ltr. - WFD.pdf

Certification

Certifier: James Mellett
Certifier ID: [REDACTED]
Challenge/Response Question: What is your favorite hobby?
Challenge/Response Answer: *****
Certification PIN: *****
Date/Time of Certification: 07/14/2023 17:12

"I certify under penalty of law that I believe the information provided in this document is true, accurate, and complete. I am aware that there are significant civil and criminal penalties, including the possibility of fine or imprisonment or both, for submitting false, inaccurate or incomplete information."

James Mellett 07/14/2023
General **Date**

Fee Summary

Service ID: 1577629
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Created Date: 07/10/2023

Coastal

All Waterfront Development (WFD) Landward Permits (not SFH/Duplex)	Fee (before fee cap applied)
Individual Permit-WFD Residential Dev (not SFH/Duplex) Landward	\$123,000
All Waterfront Development (WFD) Landward Permits (not SFH/Duplex) Total: (fee cap, 30000)	\$30,000

Total Coastal Fees: \$30,000

Stormwater

Stormwater - Permit/Fee Type	Fee
Stormwater Management	\$7,000

Total Stormwater Fees: \$7,000

Total Fees: \$37,000

Payment Information

Status: Paid
Confirmation Number(s): 30301-149799549,
 30304-167690373
Total Payment Amount: \$37,000.00
Payment Date: 07/14/2023
Payment Method: Pay via eCheck