



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

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

RECEIVED

MAR 27 2017

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor



MASER CONSULTING P.A.  
BOB MARTIN  
Commissioner

MAR 20 2017

Diocese of Trenton  
c/o Neil Pirozzi  
701 Lawrenceville Rd  
P.O. Box 5147  
Trenton, NJ 08638

RE: Freshwater Wetlands Letter of Interpretation: Line Verification  
File No.: 0318-17-0001.1  
Activity Number: FWW170001  
Applicant: Diocese of Trenton c/o Neil Pirozzi  
Block(s) and Lot(s): [25, 6]  
Mansfield Township, Burlington County

Dear Mr. Pirozzi:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (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, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division 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 23, 2017, the Division has determined that the wetlands and waters boundary line(s) as shown on the plan map entitled: "WETLAND LOCATION PLAN FOR DIOCESE OF TRENTON, BLOCK 25, LOT 6, MANSFIELD TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY", prepared by Maser Consulting, P.A., and dated 1/31/17, unrevised unless otherwise noted, is accurate as shown.

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: All freshwater wetland flag points on or immediately adjacent to the above referenced site. [50 foot wetland buffer]

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-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4 & 5) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). 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 Department. 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 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

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.

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, 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, P.O. Box 402, Trenton, NJ 08625-0402. This request

Freshwater Wetlands Letter of Interpretation: Line Verification

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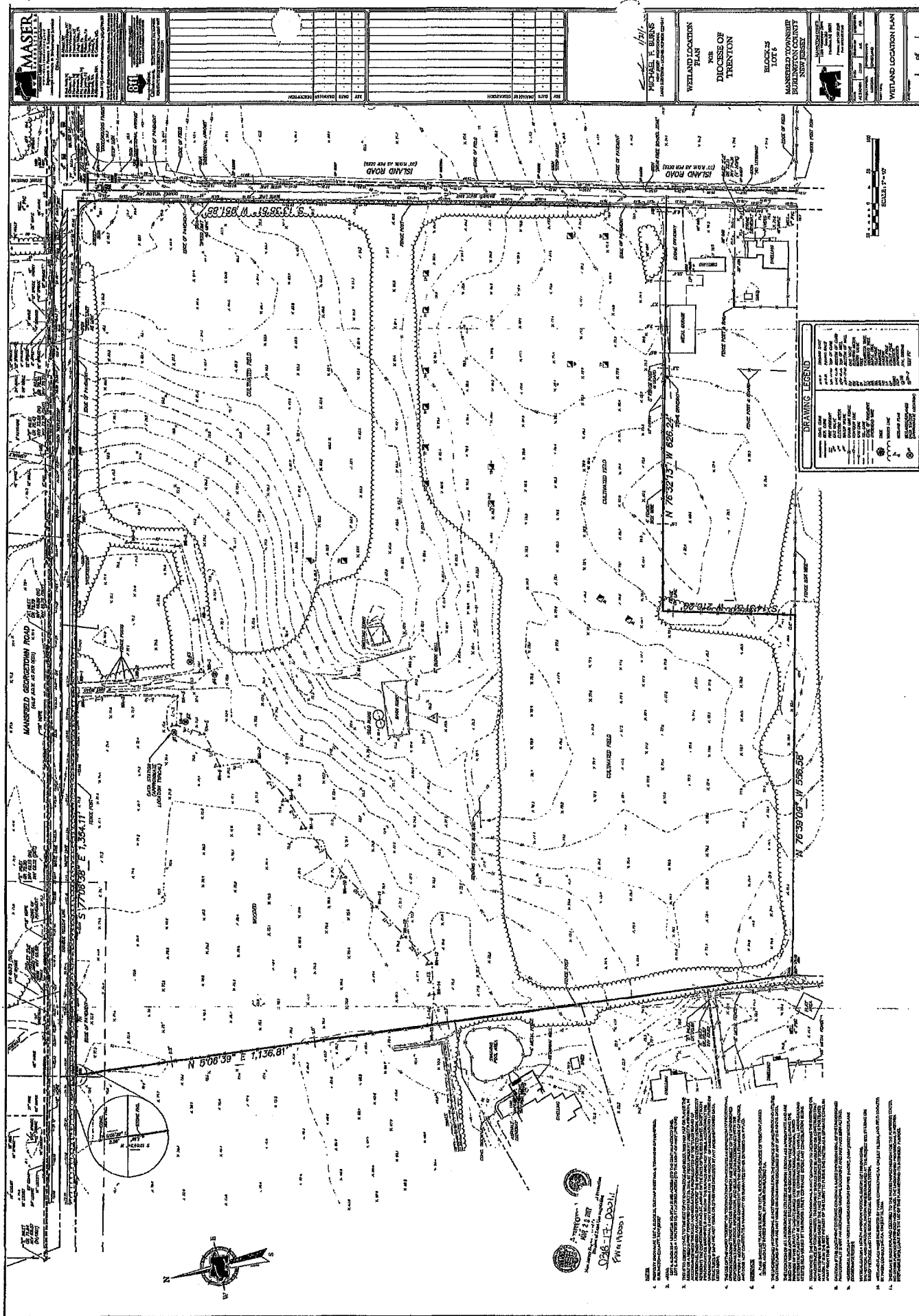
must include a completed copy of the Administrative Hearing Request Checklist found at [www.state.nj.us/dep/landuse/forms](http://www.state.nj.us/dep/landuse/forms). Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at [www.state.nj.us/dep/bulletin](http://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](http://www.nj.gov/dep/odr) for more information on this process.

Please contact Lisa Dunne of our staff by e-mail at [lisa.dunne@dep.nj.gov](mailto:lisa.dunne@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,

*For*   
Ryan J. Anderson, Supervisor  
Division of Land Use Regulation

c: Municipal Clerk  
Municipal Construction Official  
Agent (original)



BURLINGTON COUNTY SOIL CONSERVATION DISTRICT

1971 Jacksonville - Jobstown Road, Columbus, NJ 08022

Tel: (609) 267-7410 Fax: (609) 267-3347



RECEIVED

JUN 18 2018

CLERK'S OFFICE  
MANSFIELD TWP  
BURLINGTON COUNTY

TRANSMITTAL SHEET

for

SOIL EROSION AND SEDIMENT CONTROL ACT

Chapter 251, P.L. 1975, as amended

(N.J.S.A. 4:24-39 et. seq.)

To: Mansfield Township Municipal Bldg.  
3135 Route 206, Suite 1  
Columbus, NJ 08022

|                |                        |                         |
|----------------|------------------------|-------------------------|
| Application No | 25117-151              |                         |
| Block          | 25                     | Lot: 6 (Prop 6.01-6.09) |
| Project Name   | The Diocese of Trenton |                         |
| Municipality   | Mansfield Township     |                         |

The enclosed soil erosion and sediment control plan is:

Comments:

|                                     |                              |
|-------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> | Certified                    |
| <input type="checkbox"/>            | Conditionally Certified      |
| <input type="checkbox"/>            | Denied                       |
| <input type="checkbox"/>            | More information is required |

We find this Soil Erosion and Sediment Control Plan effective for the site and in accordance with the requirements of Chapter 251, P.L. 1975. Certification of this plan is for Soil Erosion, Sedimentation, and related Stormwater Management Controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. In no case shall this approval extend beyond three and one half years, at which time resubmission and certification by the district will be required.

Site inspections will be made to this plan and any changes may void this certification.

A statement of compliance must be obtained from this office prior to the issuance of a certificate of occupancy on the use of this facility.

Any conveyance of this project or portion thereof shall be considered a substantial change unless the district office is given written notification of the conveyance indicating new owner(s), address of owner(s), address change, and agent responsible during construction.

Authorized Signature

Date: 06/15/18

DISTRIBUTION

Municipal Construction Official  
Project Engineer  
District  
File  
Archivist

XC-Township Engineer  
Planning Bd Secretary  
Burlington Co. Planning Board

Board of Chosen Freeholders  
County of Burlington  
New Jersey



**Department of: PUBLIC WORKS**

*Division of Engineering  
Land Development Section*

JOSEPH T. BRICKLEY, PE  
*Director/County Engineer*

Phone: (856) 642-3800  
Fax: (856) 642-3810

June 23, 2017

Physical Address:  
1900 Briggs Road  
Mount Laurel, NJ 08054

Mailing Address:  
49 Rancocas Road  
P.O. Box 6000  
Mount Holly, NJ 08060-6000

B.C.P.B. #B17-18-018 Preliminary

Ms. Barbara Crammer, Secretary  
Mansfield Township Planning Board  
3135 Route 206, Suite 1  
Columbus, NJ 08022

RE: DIOCESE OF TRENTON  
9 Lots. 29.952 Acres.  
Lot 6. Block 25. Sheet 6.  
Drawing No. Sheet 1 of 12 dated 3/31/17.  
Supplemented by:  
Sheets 2 through 12 of 12 all dated 3/31/17.  
Sheet 1 & 2 of 2 both dated 7/25/16.  
Sheet 1 of 1 dated 3/30/17.  
Located on Mansfield Road East and Island Road (BOTH MUNICIPAL).

Dear Ms. Crammer:

Since the subdivision cited above does not abut a County road or create an adverse drainage condition affecting the Burlington County road system, the Burlington County Planning Board approves this preliminary subdivision plan subject to the following standard County requirements:

1. In accordance with the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975, approval of this project by the municipal authorities may be conditioned upon certification by the local Soil Conservation District or municipality of a plan for soil erosion and sediment control. We suggest that the developer contact the Burlington County Soil Conservation District which is located at 1971 Jacksonville-Jobstown Road, Columbus, NJ 08022. Their telephone number is (609) 267-7410.
2. All subdivisions to be recorded in the County Clerk's Office must be prepared in conformance with the New Jersey Map Filing Law, N.J.S.A. 46:26B-1 through 46:26B-8. All subdivisions to be filed by final plan shall submit a paper copy along with a final application and applicable fee to this office for review prior to drawing up mylars for signature.

COUNTY PLANNING BOARD APPROVAL IN NO WAY AFFECTS OR NEGATES ANY APPROVAL REQUIRED BY THE MUNICIPALITY.

Very truly yours,

BURLINGTON COUNTY PLANNING BOARD

Mia C. Baker, Secretarial Assistant  
Secretary to the Planning Board

cc: Burlington County Land Use Office  
Burlington County Economic Development Dept.  
Municipal Planning Board Planner  
The Diocese of Trenton, Atten: Niel Pirozzi  
Maser Consulting, Atten: Michael F. Burns, PLS  
Michael R. Butler, Esq.