

From: Anderson, Ryan Ryan.Anderson@dep.nj.gov
Subject: 325 Jeffries Avenue, Beach Haven
Date: Nov 27, 2019 at 2:26:39 PM
To: mjpdcl@aol.com

Mr. Paparone

I'm following up our phone conversation regarding the proposed minor additions to an existing dwelling in Beach Haven. Based on a review of aerial photography, the site is an in-fill property completely surrounded by development. There is no evidence that there are freshwater wetlands on or adjacent to the property. In addition, the project would not be regulated under CAFRA. The development would take place within a tidal floodplain. However, there is a Flood Hazard Area Permit-by-Rule for these types of developments. Provided the work meets the requirements below, no further approvals would be required from the Department. Let me know if you need anything further or if the town requires clarification.

7:13-7.12 Permit-by-rule 12 – construction of an addition(s) to a lawfully existing habitable building

(a) Permit-by-rule 12 authorizes the construction of one or more additions above or adjoining a lawfully existing habitable building located outside a floodway at the time of the construction, provided the conditions at N.J.A.C. 7:13-6.7 are met and:

1. The addition is not located within a floodway;
2. The footprint of the existing building does not increase by more than 400 square feet, cumulatively, since November 5, 2007;
3. The lowest floor of the addition is constructed at least one foot above the flood hazard area design flood elevation, and no lower than the elevation required under the Uniform Construction Code, N.J.A.C. 5:23;
4. The construction of the addition, in combination with all other proposed improvements, does not result in a substantial improvement to the building;
5. Any enclosure below the lowest floor of the addition is not used for habitation, remains open to floodwaters, and is constructed in accordance with N.J.A.C. 7:13-12.5(p);
6. No disturbance is located within 25 feet of any top of bank, unless the project lies adjacent to a lawfully existing bulkhead, retaining wall, or revetment along a tidal water or impounded fluvial water; and 7. No riparian zone vegetation is cleared, cut, and/or removed, except for vegetation within 20 feet of the building, where such disturbance is necessary to access the building and facilitate the construction of the addition.

Thanks
Ryan

Ryan J. Anderson
Manager
Bureau of Coastal Regulation

Division of Land Use Regulation
New Jersey Department of Environmental Protection
(609) 292-1230



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**DEPARTMENT of
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