(2)

8/5/13 cc: Admin
done jg

AUG - 5 2013

State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Coastal and Land Use Planning
Mail Code 401-07C
P.O. Box 420, 401 East State Street
Trenton, New Jersey 08625-0420
Telephone: (609) 984-6888
Fax: (609) 292-0687
http://www.nj.gov/dep/lum/

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

Highlands Applicability and Water Quality Management Plan (WQMP) Consistency Determination Application Form

Notice of Technical Incompleteness

Certified Mail # 7003 1010 0002 6060 1849
Return Receipt Requested

Kevin Costello
Development Director
Flanders Road Partners, LLC
7 North Willow Street
Suite 8B
Montclair, New Jersey 07042

JUL 29 2013

Re: Centercourt at Mount Olive
Block: 4400, Lot(s): 3
184 Flanders Netcong Road
Mount Olive Township, Morris County
Upper Raritan Water Quality Management Plan (WQMP)
Program Interest No.: 435434
Activity No.: CSD130009

Dear Mr. Costello:

Your application dated April 12, 2013 and received on April 19, 2013 was deemed to be administratively complete on May 3, 2013. During the technical review of the application, it was determined that additional information will be necessary for the Department of Environmental Protection (Department), Division of Coastal and Land Use Planning to complete the Highlands Applicability and Water Quality Management Plan Consistency Determination review (HAD).

The application includes a request for an exemption under N.J.A.C. 7:38-2.3(a)# 4, for the proposed expansion of an existing tennis and swimming facility.

The Department issued a Notice of Technical Incompleteness on July 19, 2013. The Department, however, did not use correct information to address the questions and deficient items requiring you to clarify. As the record shows, there was no Department's T1 permit issued to this property. Therefore, the Department reissues this Notice of Technical Incompleteness to rescind the Notice previously issued on July 19, 2013, and to readdress the questions as the following:

- Please provide a written basis for the maximum numbers of person to be accommodated by the tennis club, the swimming pool, the soccer filed, and the clubhouse. The written basis may be, but not limited to, from the local Certificate of Occupancy, the club's past advertisement materials, or any documents generated in the past that shows the capacity of the facility.

- Please clarify whether the number of person for the facility include members and nonmembers or only members.

- Does the clubhouse provide dinning service?

- Does it have any kitchen or cooking facility?

- Does the facility provide locker room with shower?

A copy of the submittal that you send in response to this letter, as well as supporting information, must also be sent to those parties listed at N.J.A.C. 7:38-9.2(b)5.

Please be advised that you have 30 days from the date of receipt of this letter to submit the information required above. If after 30 days the required information is not submitted or fails to satisfy the deficiencies listed above, you will be issued a determination based on the information included in your current application, which may result in a Not Exempt determination. Please include a copy of this letter with the additional required information that you submit.

Please place the program interest number and the activity number found above at the top of all written correspondence submitted to the Division of Coastal and Land Use Planning. Should you have any questions regarding this matter, you may contact me at (609) 777-4297.

Sincerely,

Chang-I Wu

Chang-I Wu
Division of Coastal and Land Use Planning

c: James Glasson, P.E., Civil Engineering, Inc.
Municipal Clerk of Mount Olive Township
Municipal Construction Official of Mount Olive Township
Municipal Planning Board of Mount Olive Township
Municipal Environmental Commission of Mount Olive Township
County Planning Board of Morris County

New Jersey Highlands Council
Division of Coastal and Land Use Planning - File

Copy via Email:

Barbara Greenhalgh-Weidman, NJDEP, Division of Coastal and Land Use Planning

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